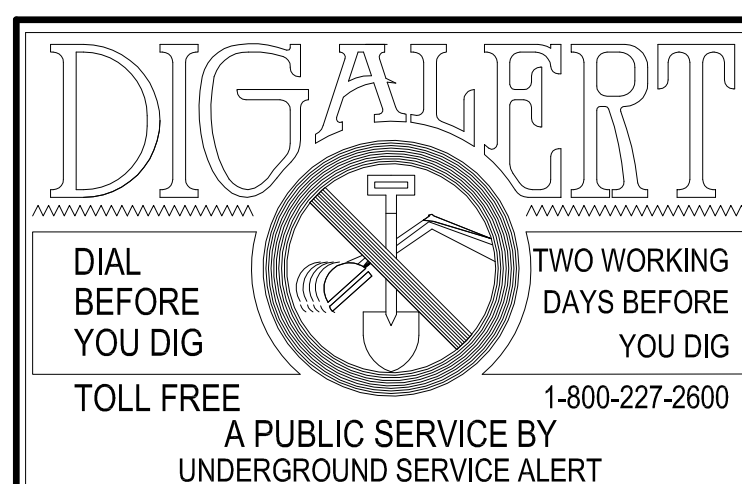
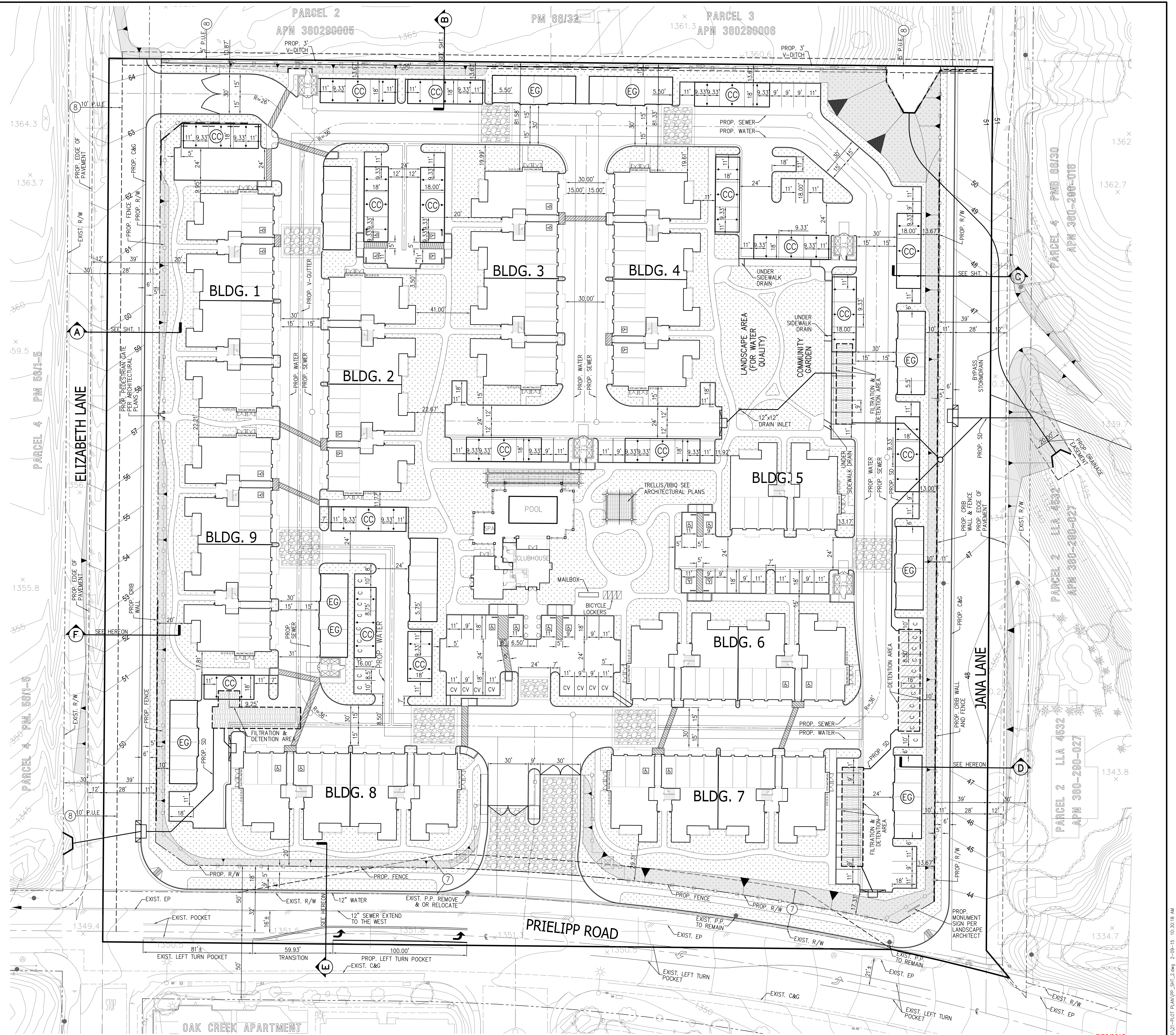
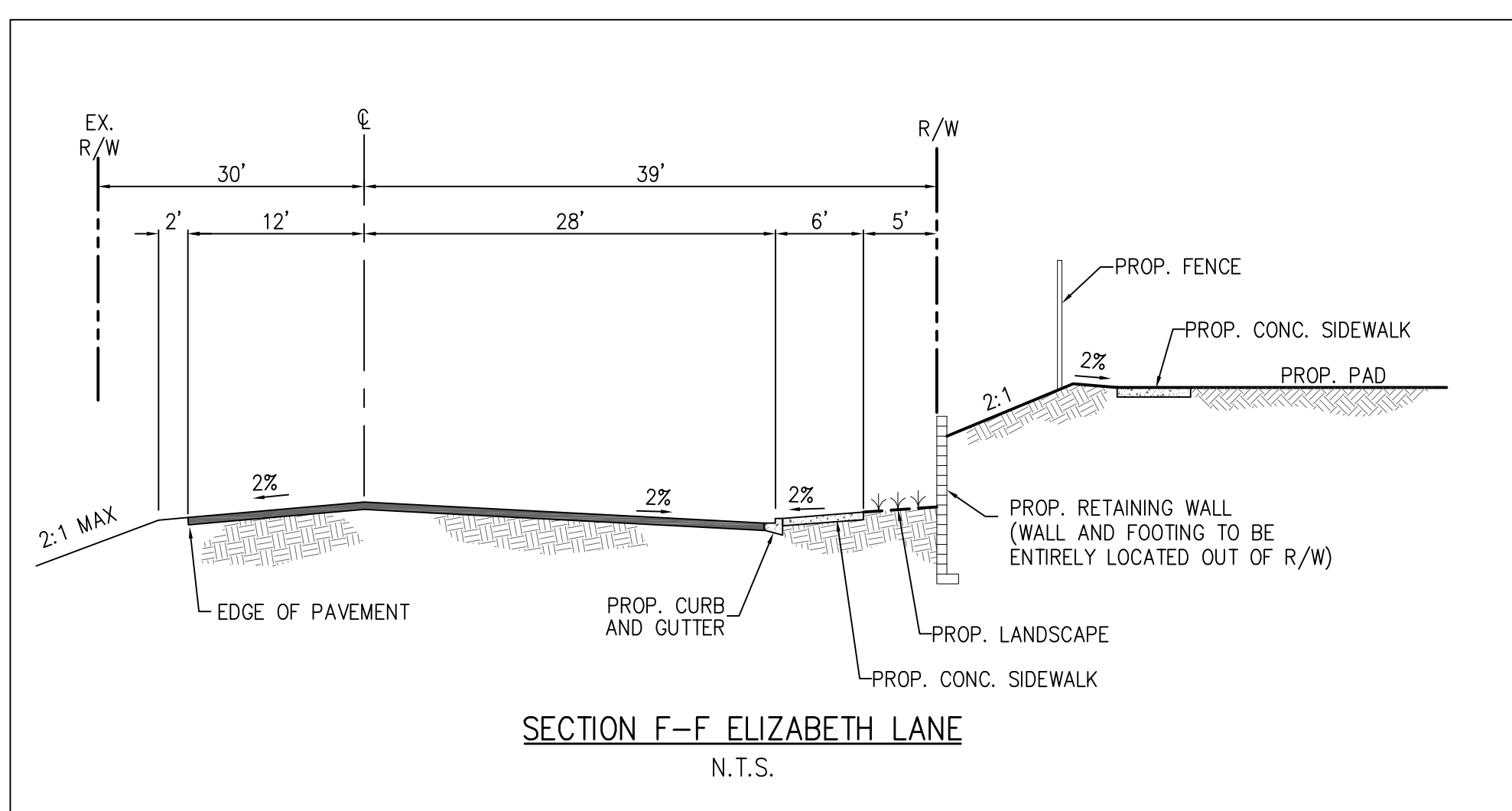
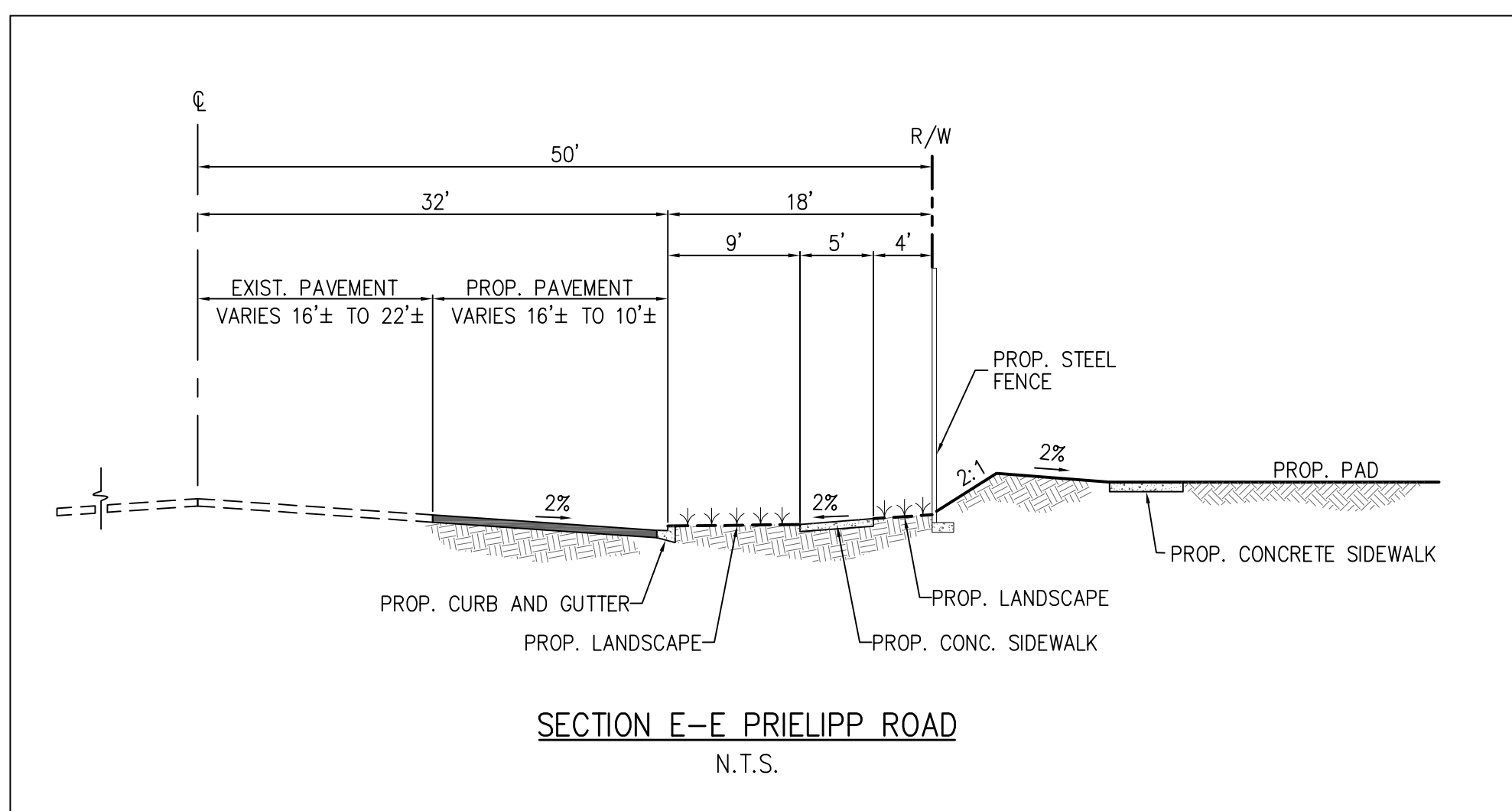
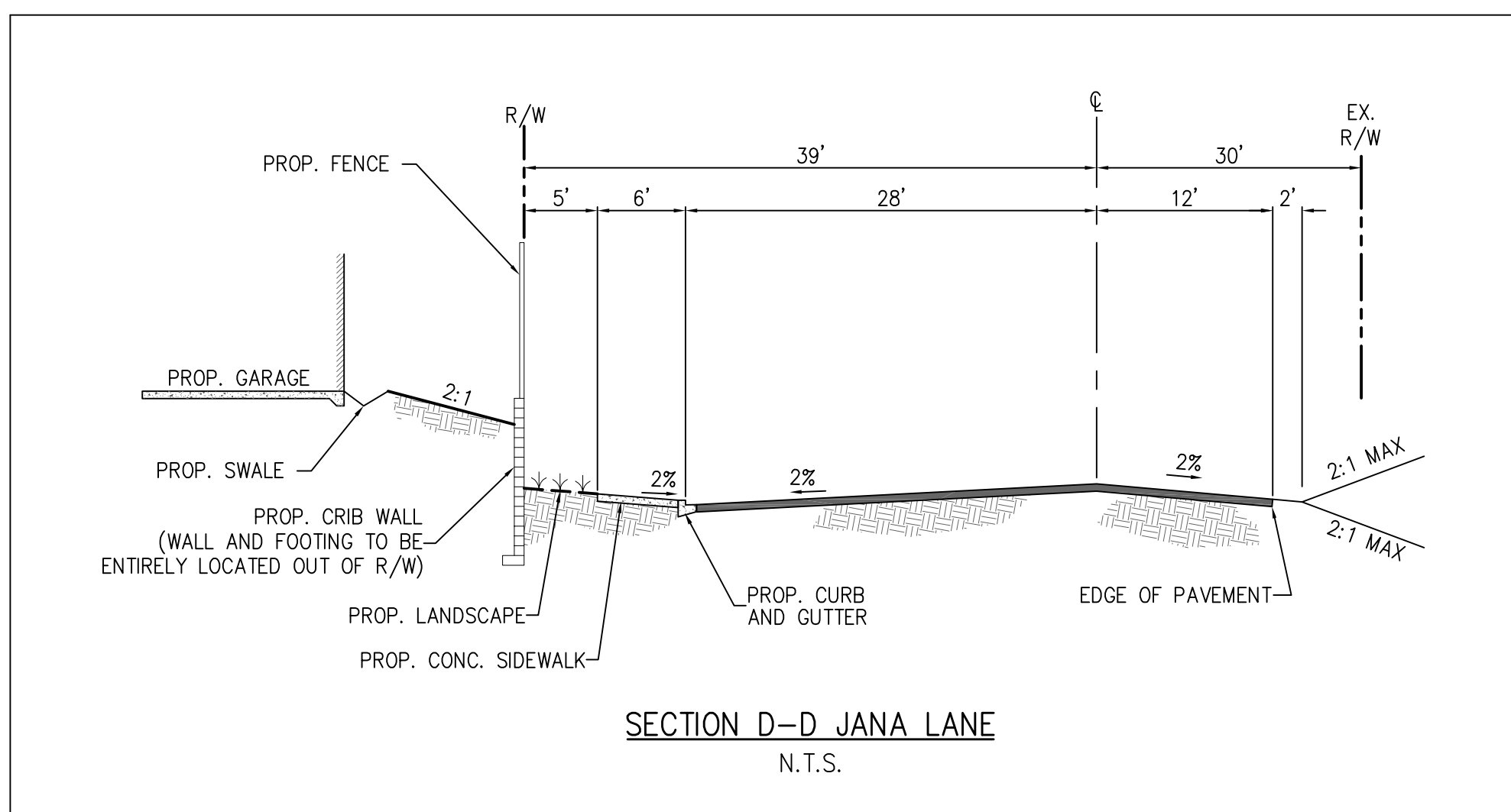
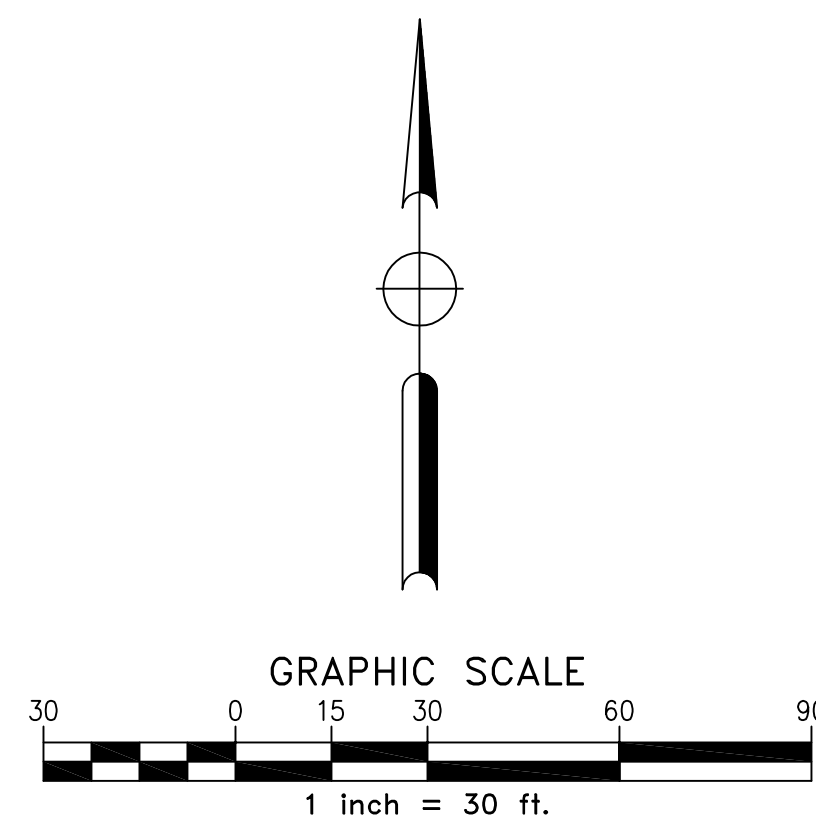


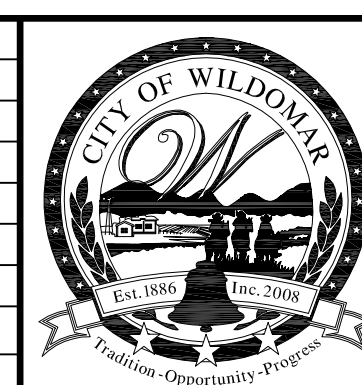
Attachment E - Site Plan Package

	PROPERTY LINE/ PARCEL LINE
	PROPOSED RIGHT OF WAY
	EASEMENT
	GRASS/LANDSCAPE
	ENHANCED STAMPED CONCRETE PAVEMENT
	FILTRATION & DETENTION AREA (WQMP)
	DETENTION AREA (WQMP)
	WHEEL STOP
	ADA
C	COMPACT
CV	"CLEAN AIR/ VANPOOL/ EV"
T.E.	TRASH ENCLOSURE
	COVERED CARPORTS
	ENCLOSED GARAGE



NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

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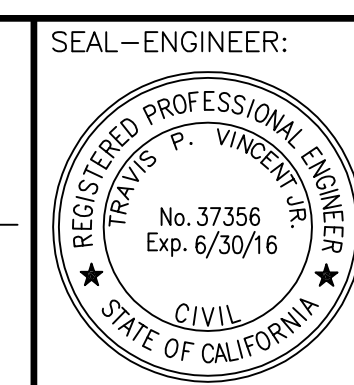
CITY OF WILDOMAR

ACCEPTED BY:

Date:

DANIEL A. YORK, Director of Public Works

ACCEPTANCE AS TO CONFORMANCE
WITH APPLICABLE CITY STANDARDS AND
PRACTICES



PACIFIC COAST LAND CONSULTANTS, Inc.
 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
 25096 JEFFERSON AVENUE SUITE "D"
 MURRIETA, CALIFORNIA 92562
 TEL. (951) 698-1350

BENCHMARK:
Elevation = _____
Datum = _____
BENCHMARK # _____

THIS SURVEY WAS PERFORMED
ON (date) BY (surveyor)
L.S. (number), EXP. (date)

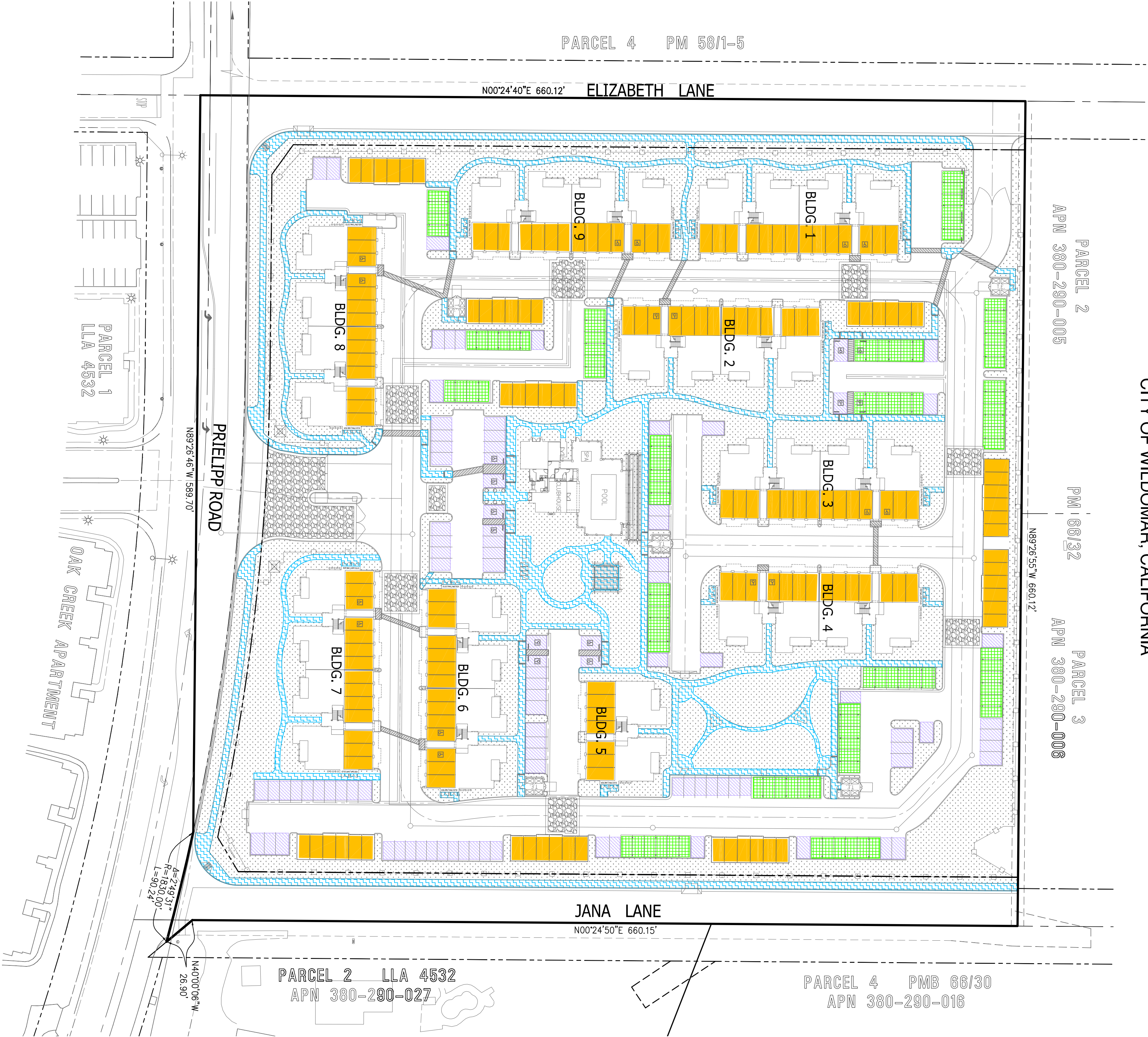
SCALE:
H. As Noted V. As Noted

PLOT PLAN NO. 13-0089
CITY OF WILDOMAR
VILLA SIENA
PLOT PLAN

	SHEET No.
	2
	OF 2 SHTS

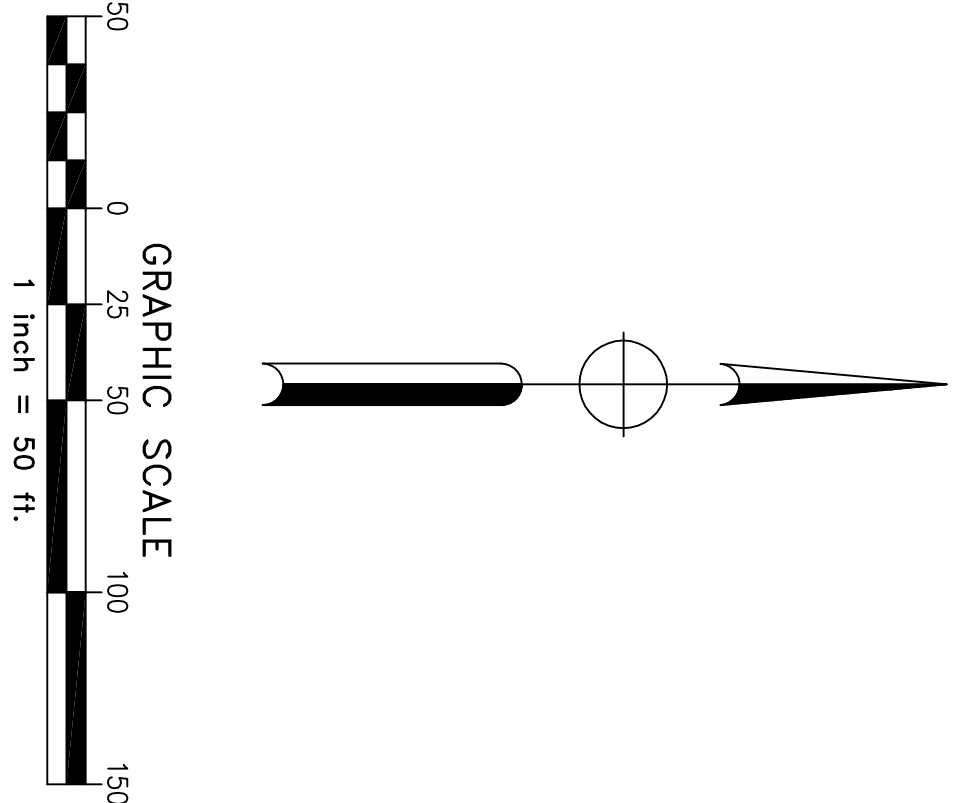
PARKING EXHIBIT PLAN

CITY OF WILDOMAR, CALIFORNIA



LEGEND:

- PROPERTY LINE / PARCEL LINE
- PROPOSED RIGHT OF WAY
- EASEMENT
- GRASS/LANDSCAPE
- ENCANGED STURPED CONCRETE PAVEMENT
- DETENTION AREA (WOMP)
- OPEN PARKING
- COVERED CARPORTS
- SIDEWALKS
- ENCLOSED GARAGE



DIGITAL

REPORT

DIAL BEFORE YOU DIG

TWO WORKING DAYS BEFORE YOU DIG

A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

1-800-227-2600

NOTE:

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MARK BY DATE

ENGINEER

REVISIONS

APPR. DATE CITY

CITY OF WILDOMAR

ACCEPTED BY:

Date:

DANIEL A. YORK, Director of Public Works

WITH APPLICABLE CITY STANDARDS AND PRACTICES

SEAL-ENGINEER:

REGISTERED PROFESSIONAL ENGINEER

TRANS P. VINCENT JR.

Exp. 6/30/16

NO. 37356

CIVIL

STATE OF CALIF.

PREPARED BY:

TRANS P. VINCENT JR.

Exp. 6-30-16

P.C.E. No. 37356

BENCHMARK:

Elevation =

Benchmark #

THIS SURVEY WAS PERFORMED ON (date) BY (surveyor) L.S. (number), Exp. (date)

SCALE: H. As Noted V. As Noted

CITY OF WILDOMAR

VILLA SIENA

PARKING EXHIBIT PLAN

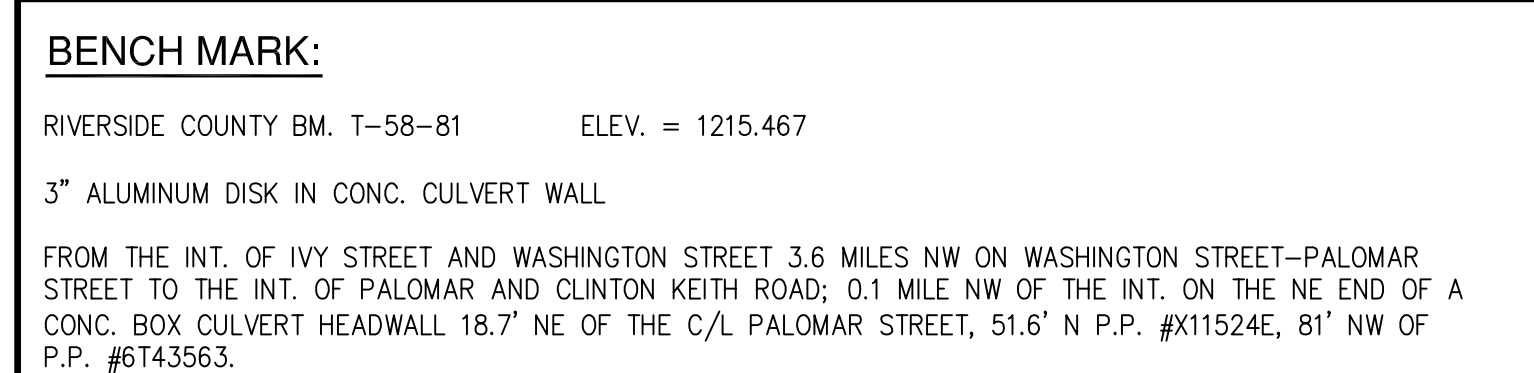
FOR PLOT PLAN NO. 13-0089

SHEET No.

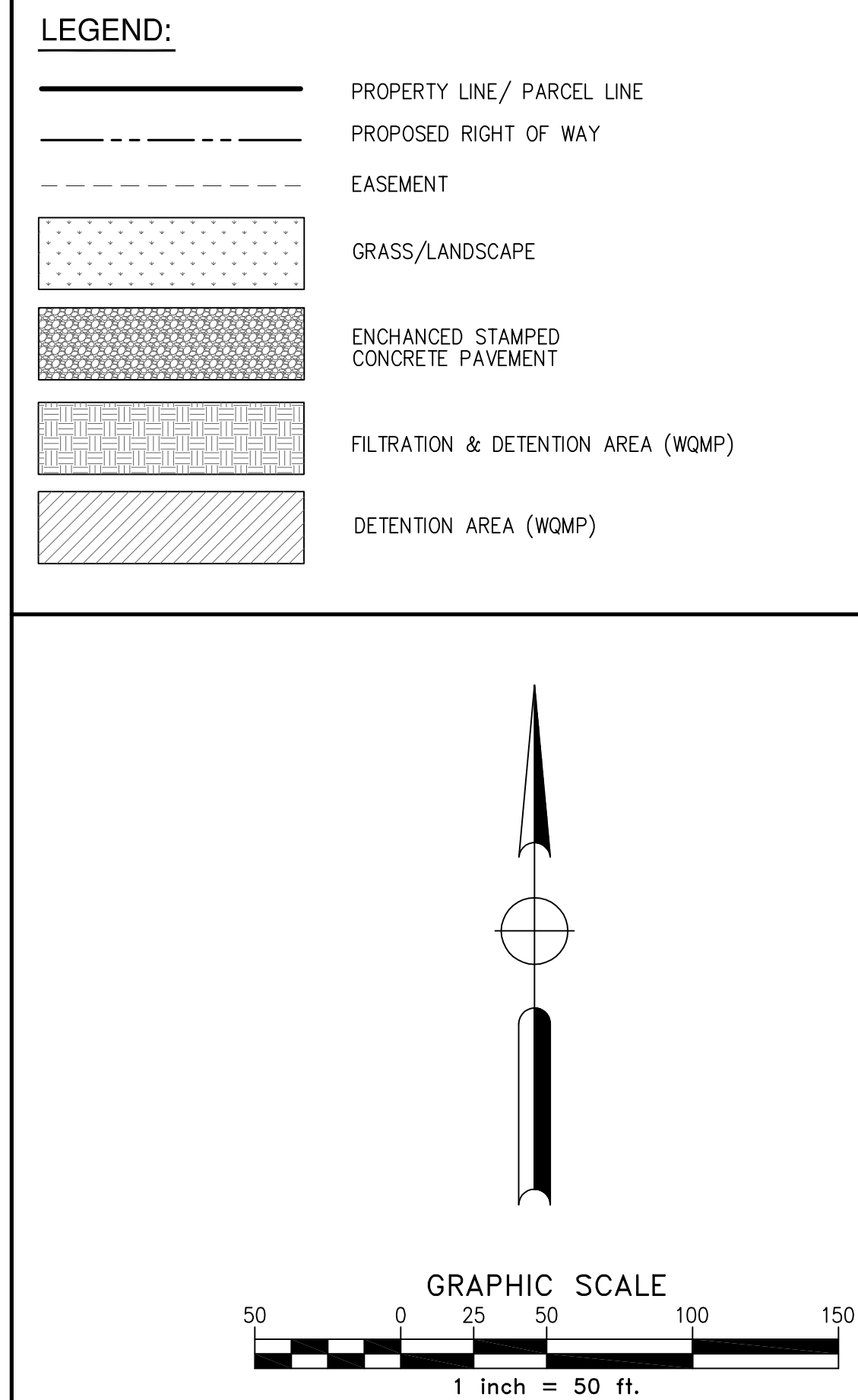
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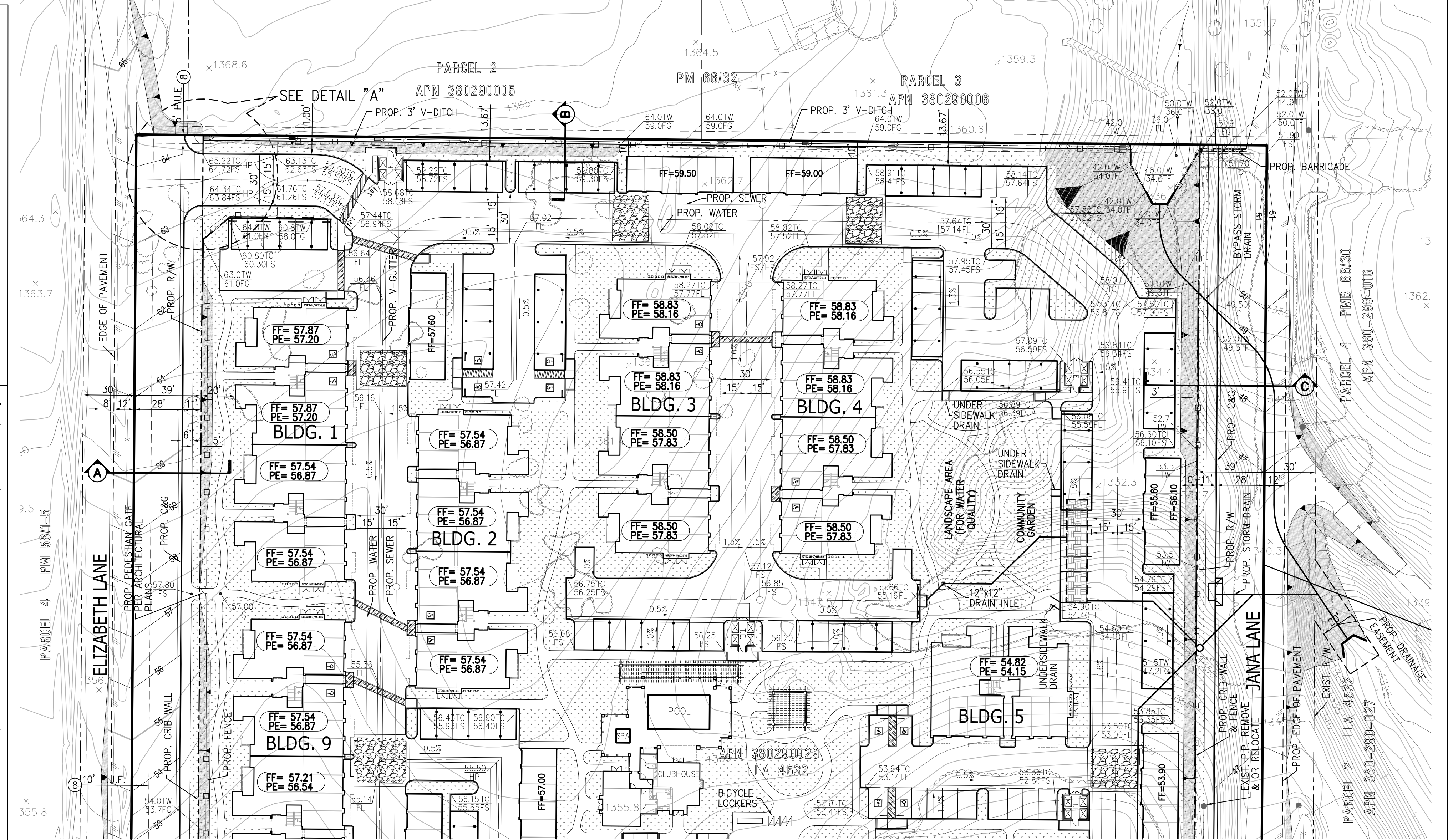
OF 1 SHTS

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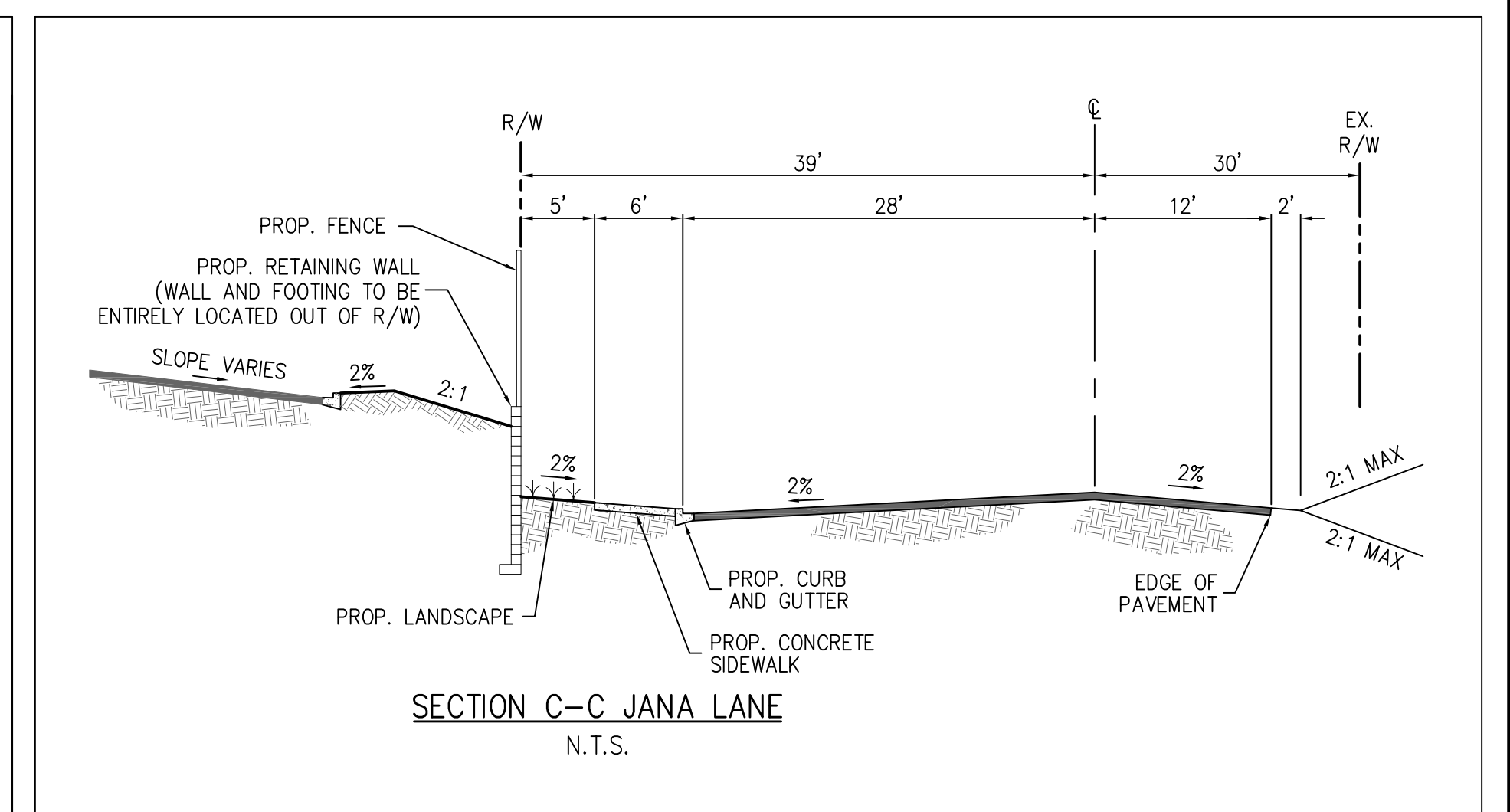
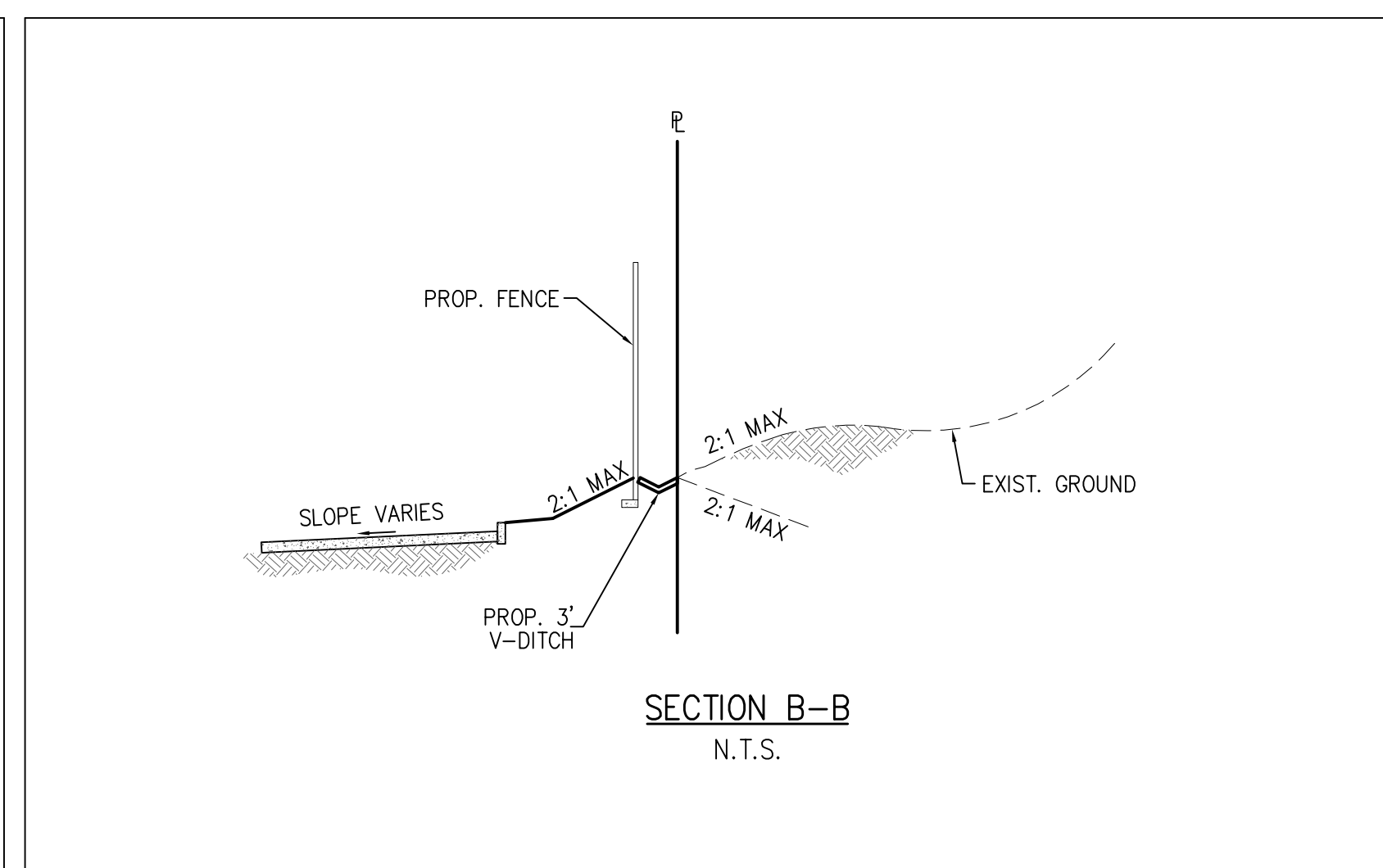
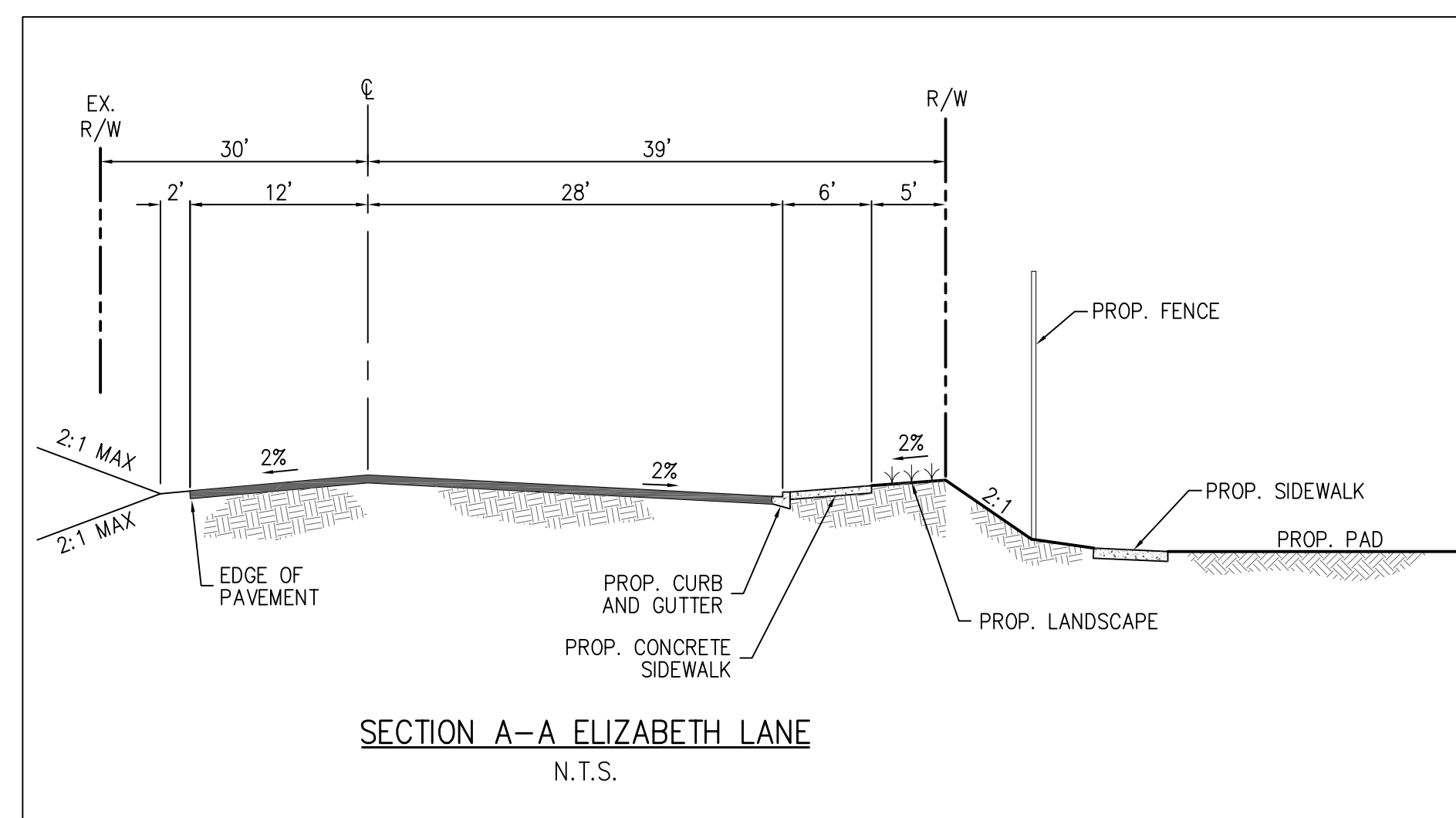
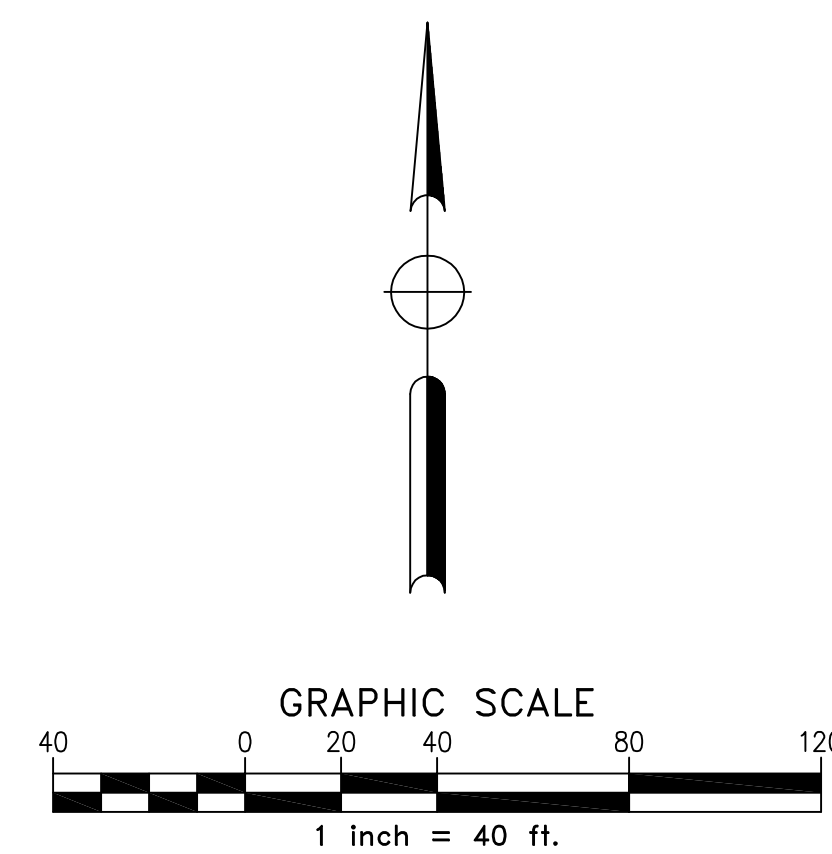


NOTE:	WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.
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MATCH LINE SEE SHEET NO. 3

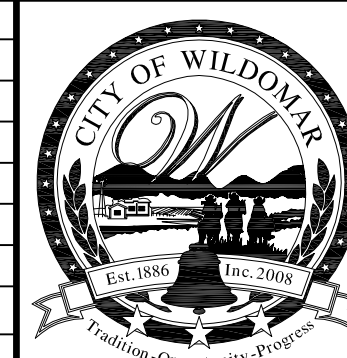


7/29/2015

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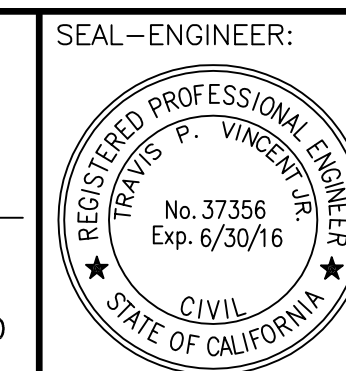
CITY OF WILDOMAR

ACCEPTED BY:

Date:

DANIEL A. YORK, Director of Public Works

ACCEPTANCE AS TO CONFORMANCE
WITH APPLICABLE CITY STANDARDS AND
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25096 JEFFERSON AVENUE SUITE "D"
MURRETTA, CALIFORNIA 92562
TEL. (951) 698-1350

PREPARED BY: TRAVIS P. VINCENT JR.

R.C.E. No. 37356 EXP. 6-30-16

BENCHMARK:
Elevation = _____
Datum = _____
BENCHMARK # _____

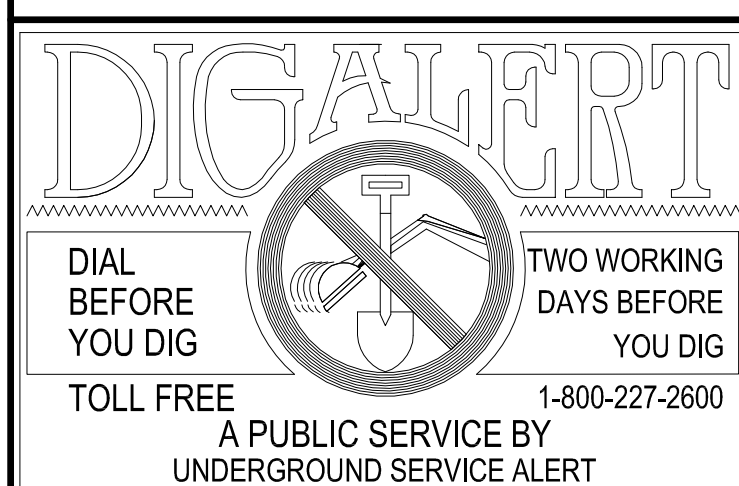
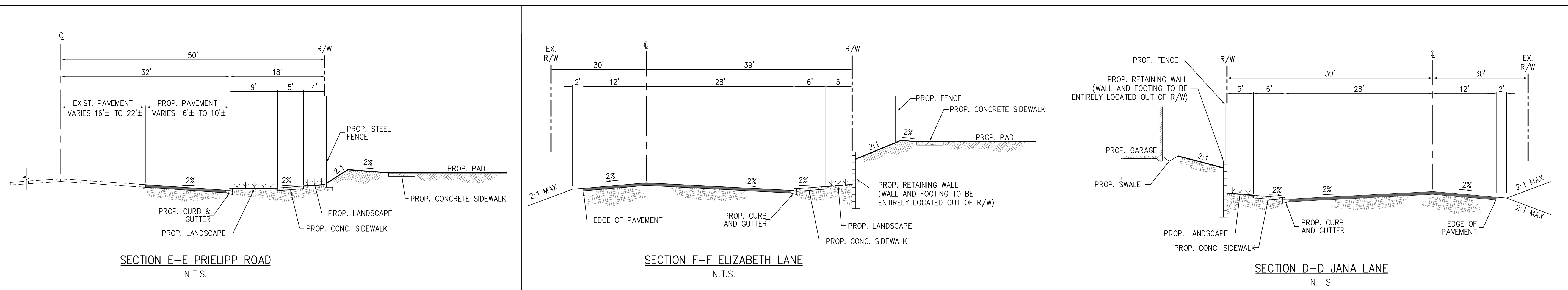
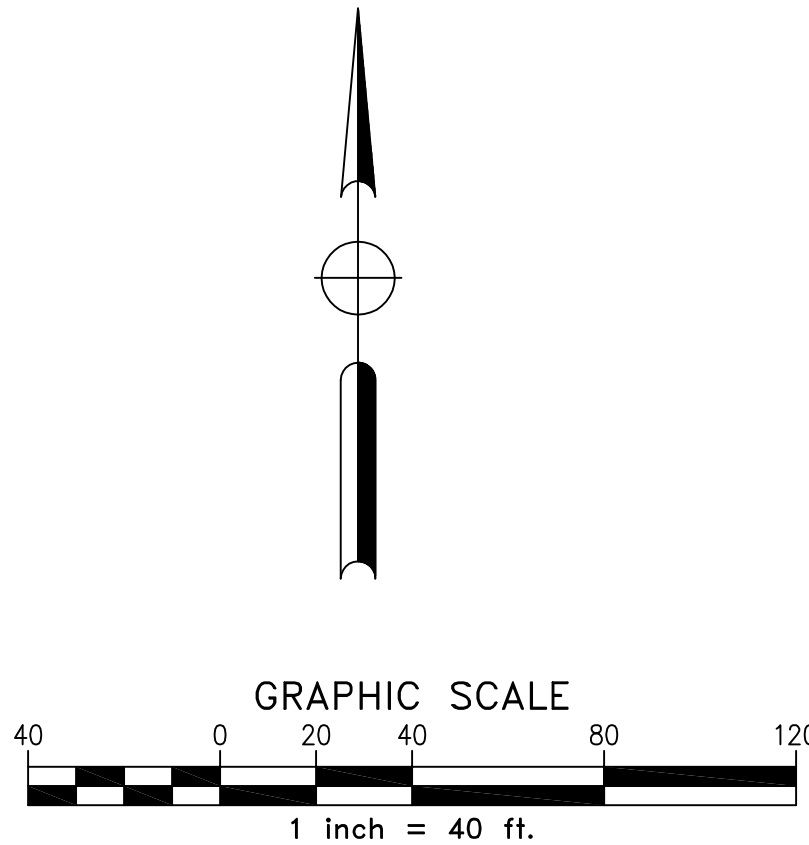
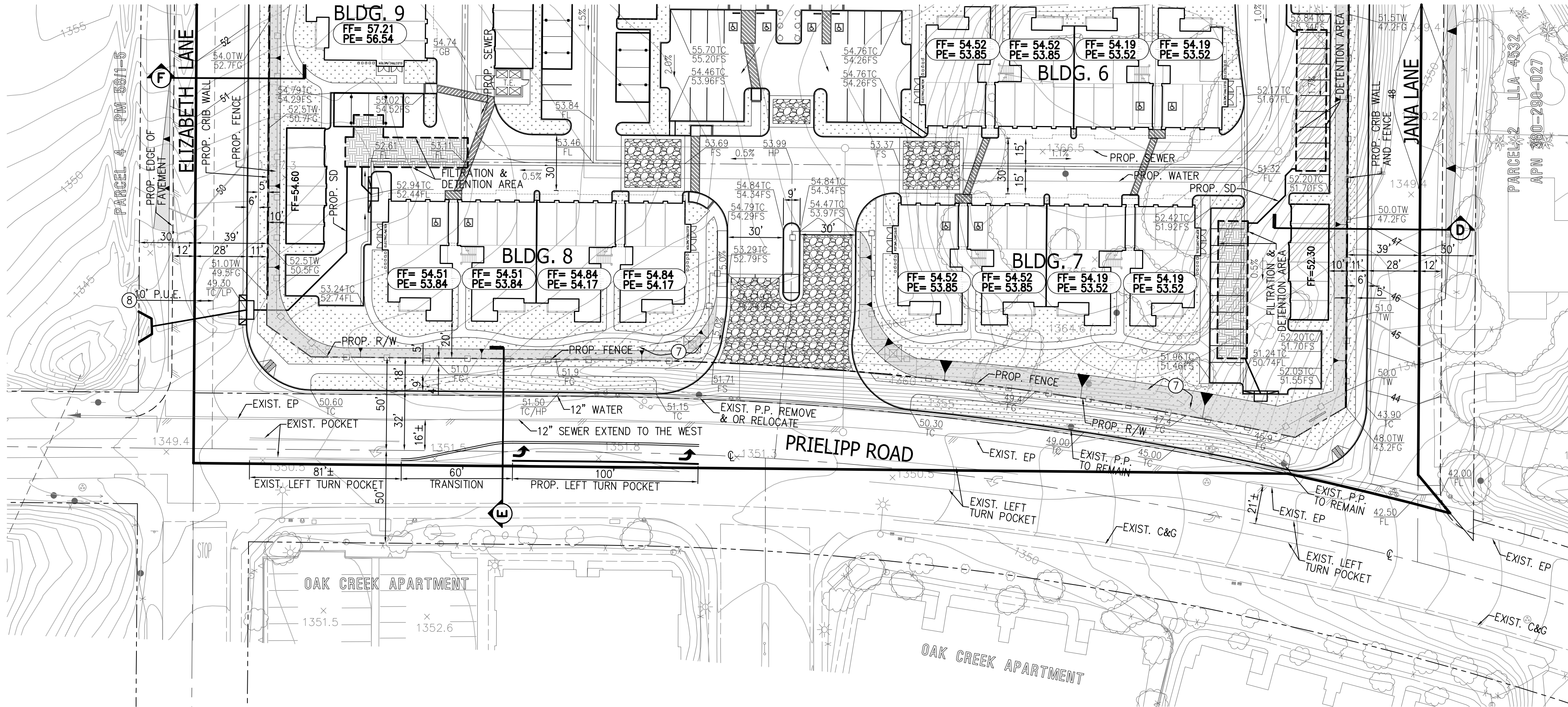
THIS SURVEY WAS PERFORMED
ON (date) BY (surveyor)
L.S. (number), EXP. (date)

SCALE:
H: As Noted V: As Noted

CITY OF WILDOMAR
VILLA SIENA
PRELIMINARY GRADING PLANS
FOR PLOT PLAN NO. 13-0089

SHEET No.	2
OF 3 SHTS	

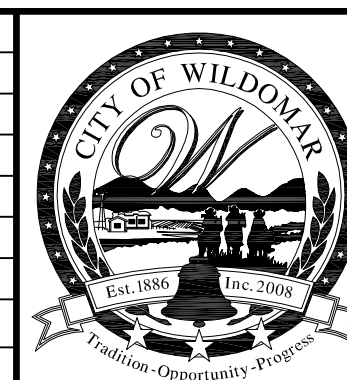
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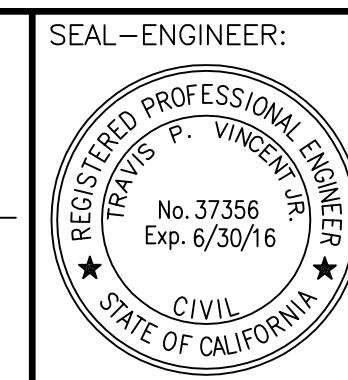
CITY OF WILDOMAR

ACCEPTED BY:

Date: _____

DANIEL A. YORK, Director of Public Works

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WITH APPLICABLE CITY STANDARDS AND
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MURRIETA, CALIFORNIA 92562
TEL. (951) 688-1350

PREPARED BY: TRAVIS P. VINCENT JR.

R.C.E. No. 37356 EXP. 6-30-16

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Elevation = _____
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BENCHMARK # _____

THIS SURVEY WAS PERFORMED
ON (date) BY (surveyor)
L.S. (number), EXP. (date)

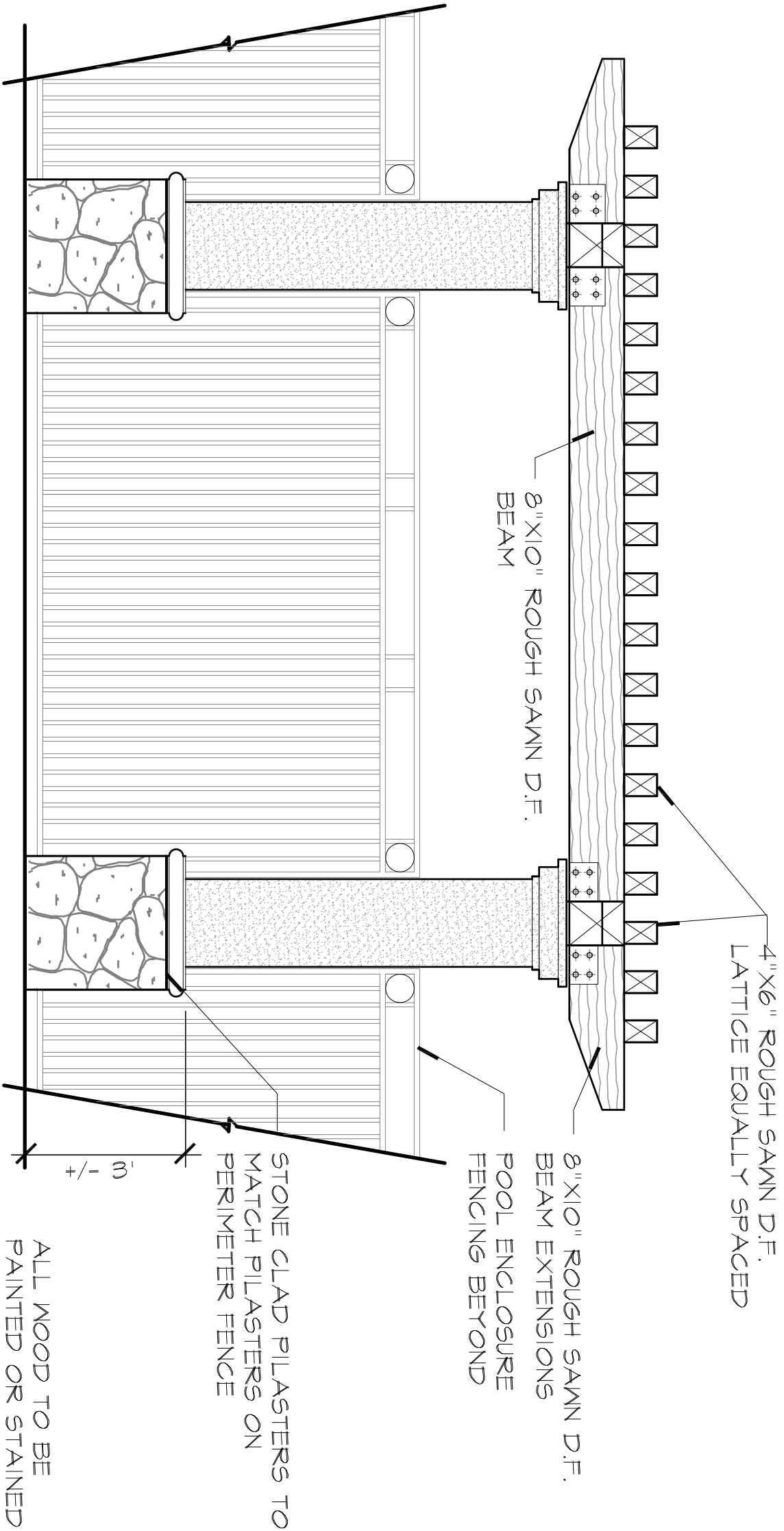
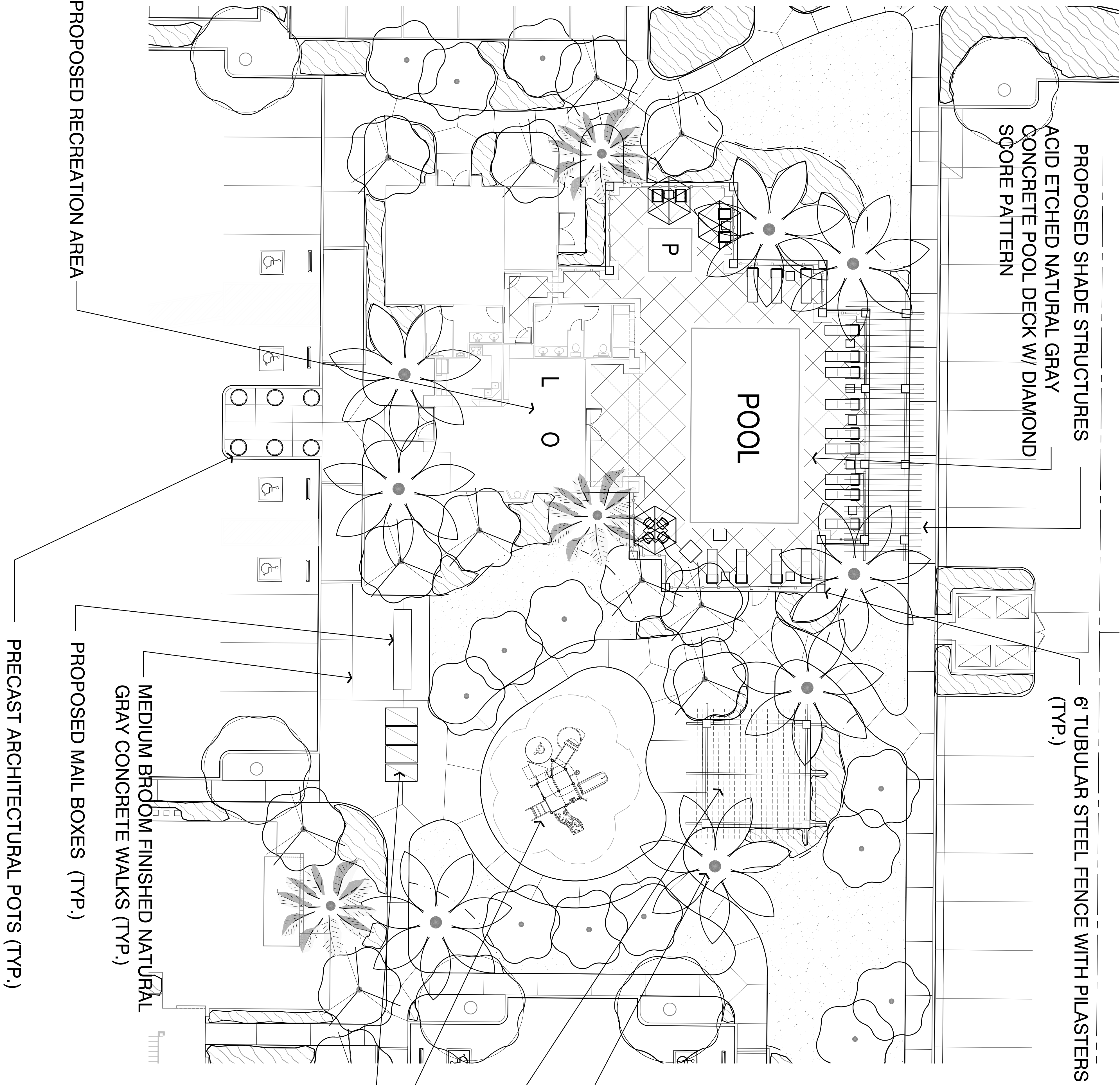
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CITY OF WILDOMAR
VILLA SIENA
PRELIMINARY GRADING PLANS
FOR PLOT PLAN NO. 13-0089

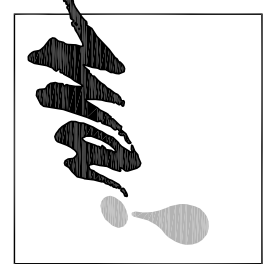
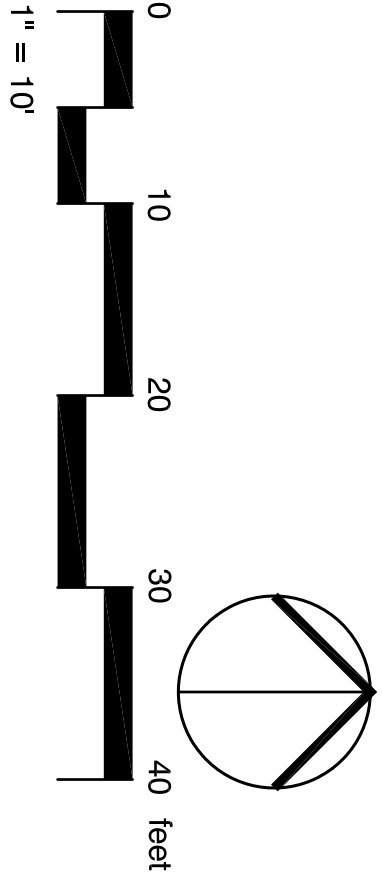
SHEET No.
3
OF 3 SHTS

7/29/2015

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ALL WOOD TO BE PAINTED OR STAINED TO MATCH ARCHITECTURAL TRIM



WILSON ASSOCIATES
Landscape Architects
11623 Warrington St.
Irvine, CA 92603
949.453.1103 Fax

VILLA SIENA APARTMENT HOMES
PRIELIPP ROAD, WILDOMAR, CA

170 UNIT APARTMENT PROJECT

DEVELOPED BY:
GOLDEN EAGLE MULTI-FAMILY PROPERTIES, LLC
6201 OAK CANYON SUITE 250 IRVINE, CA 92618

TEL.: (949) 270-7781

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ADKVAS GROUP
DESIGNERS & PLANNERS □ 447 CAMINO DE LOS ALAMOS □ SUITE 100 □ SAN CLEMENTE, CA 95061 □ (949) 340-0000

SCHEMATIC LANDSCAPE

SHEET TITLE

DATE
7/29/2015

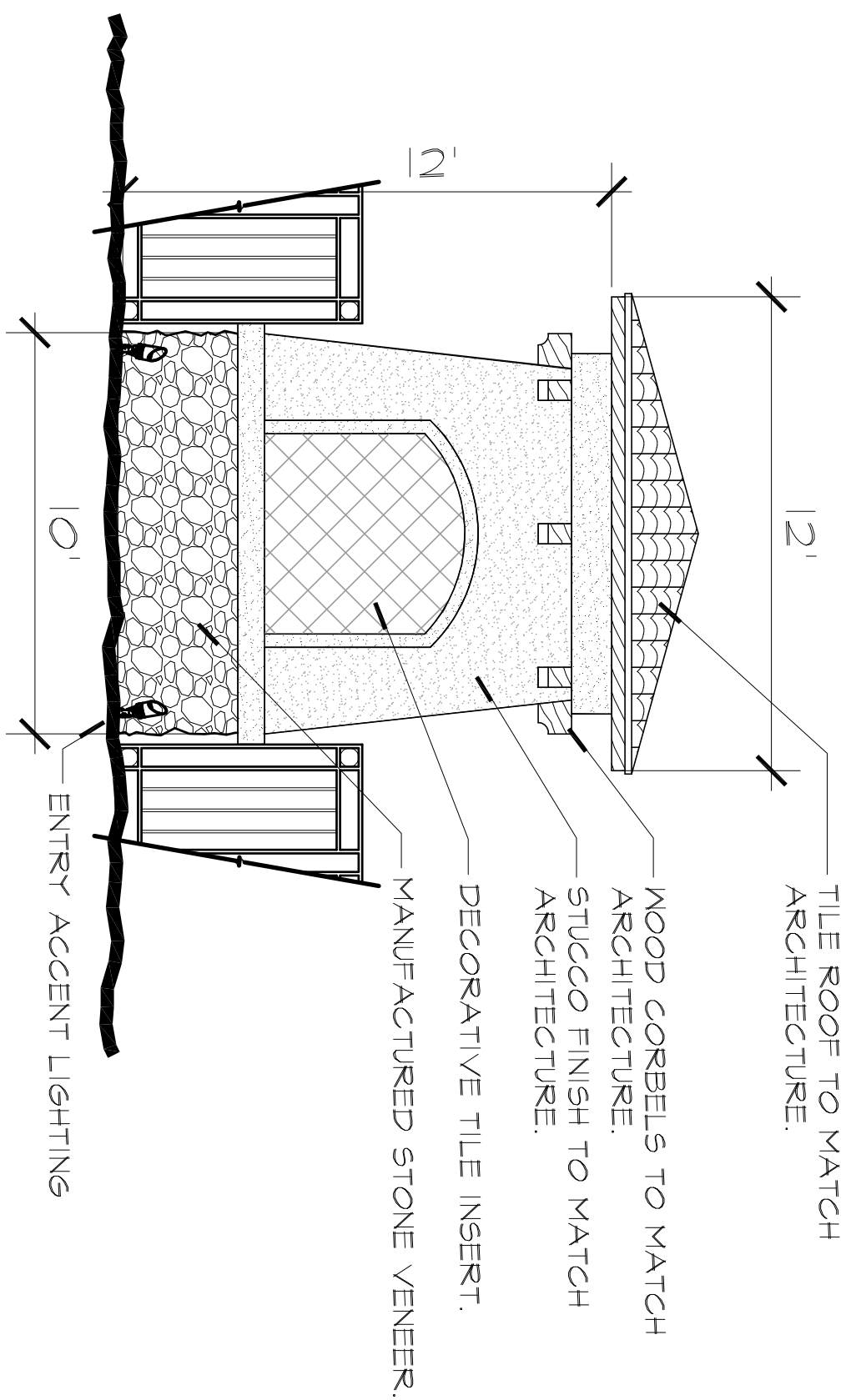
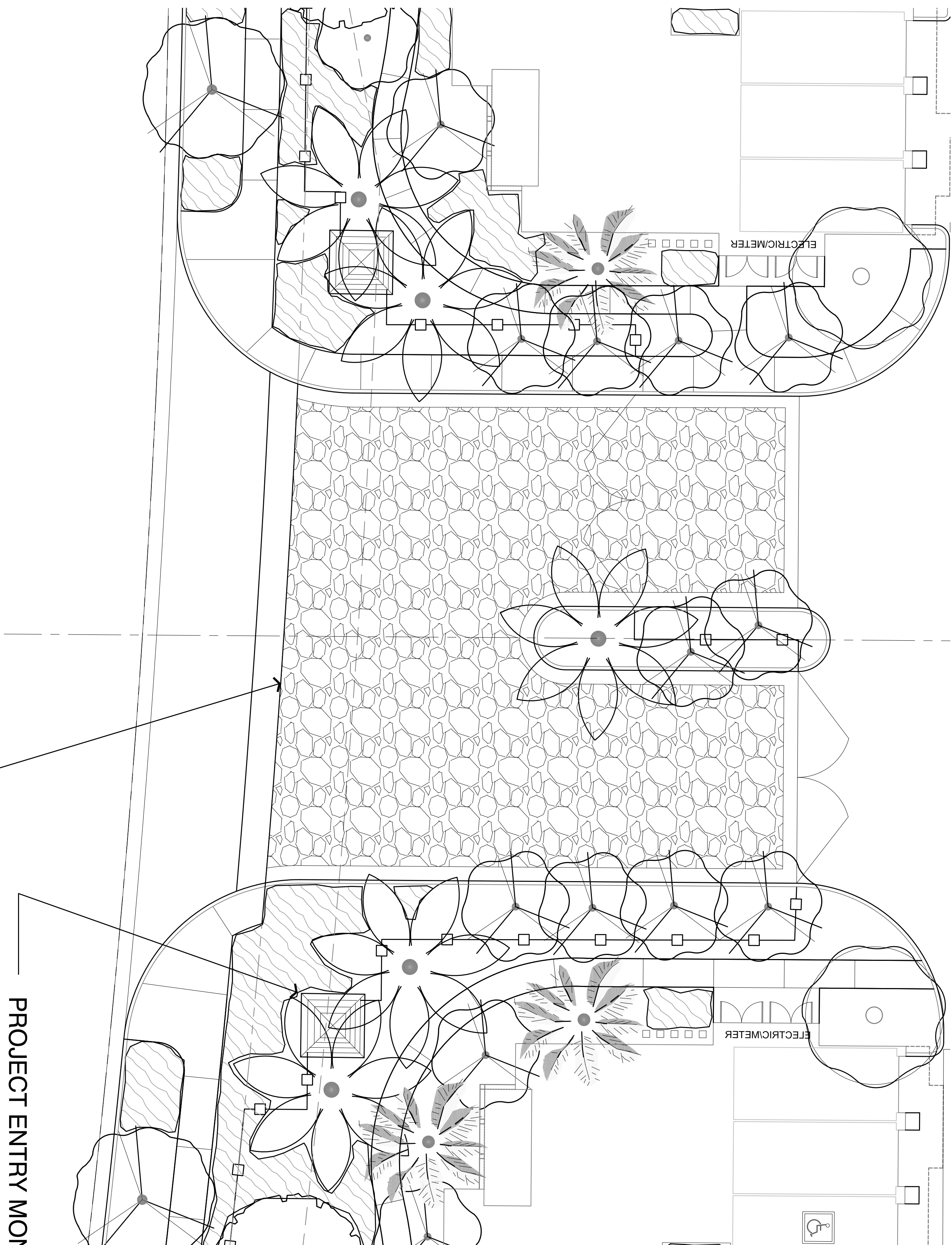
JOB NUMBER
13017

REVISIONS

SHEET NO

L-2

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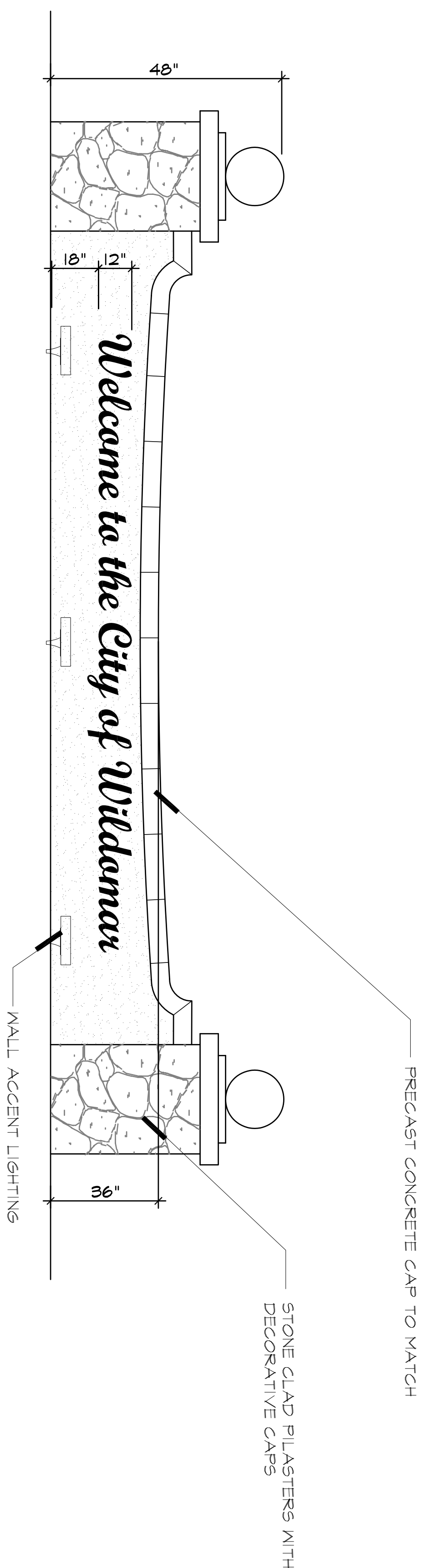


PROJECT ENTRY MONUMENTATION (TYP.)

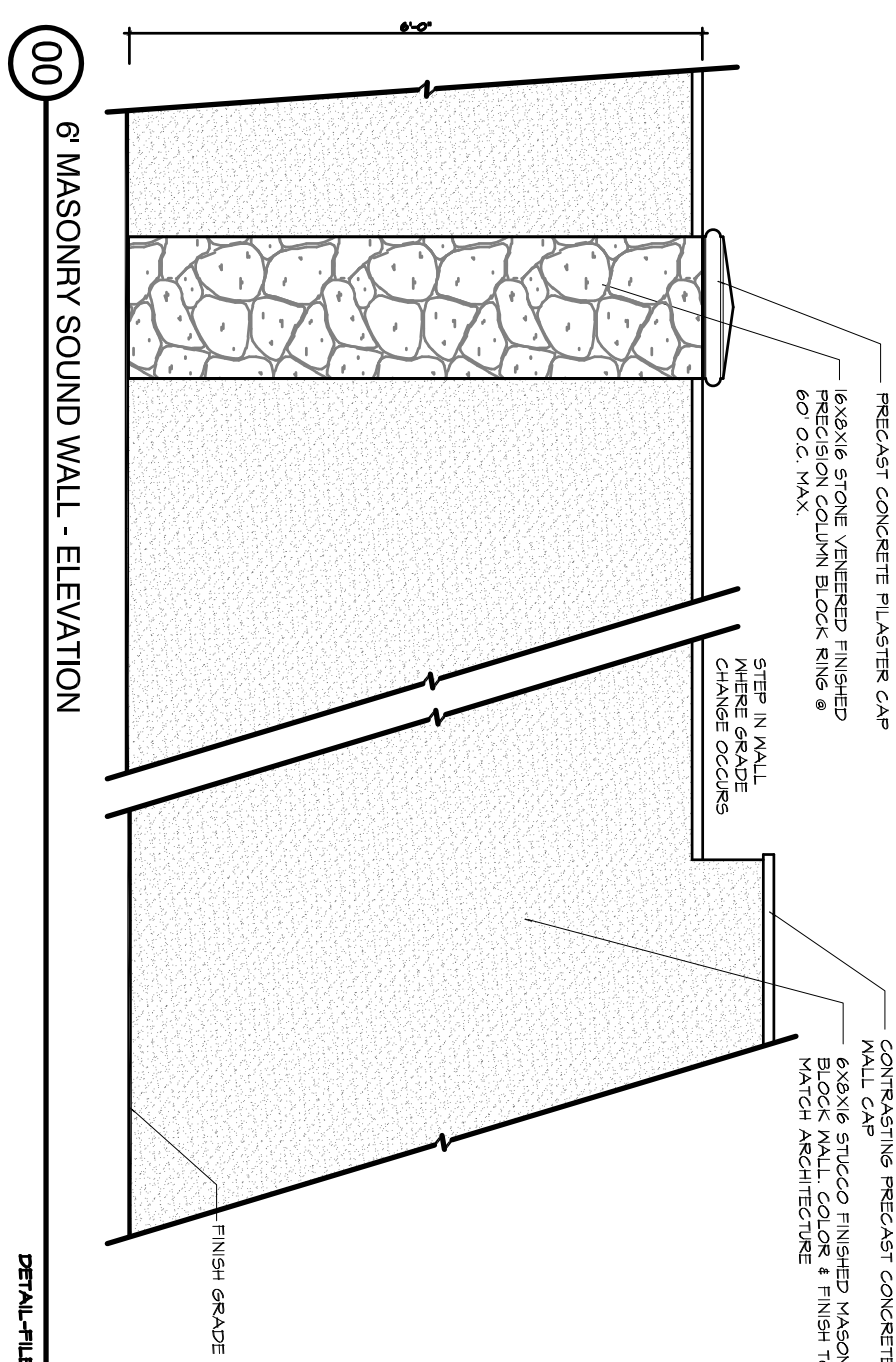


PROJECT ENTRY MONUMENTATION
(TYP.)

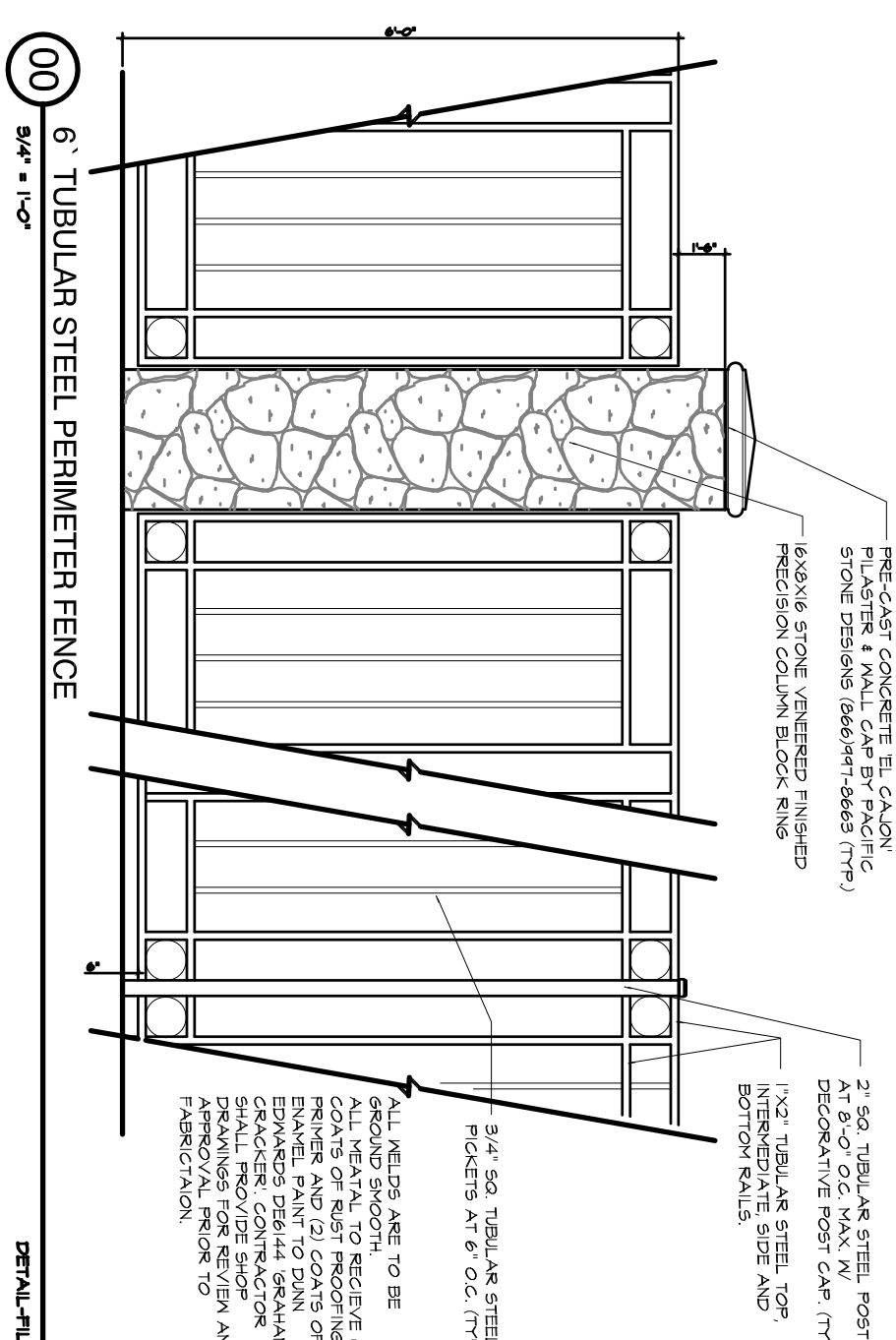
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PAVERS (TYP.)



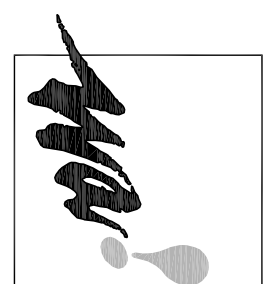
COMMUNITY CORNER MONUMENT SIGN (TYP.)



6' MASONRY SOUND WALL - ELEVATION



00 6" TUBULAR STEEL PERIMETER FENCE
3/4" x 1-1/2"



**WILSON
ASSOCIATES**

Landscape
Architecture
11262 Warmington S.
Riverside, CA 92505
(951) 353-2436 Ph.
(951) 353-1103 Fax

SCHEMATIC LANDSCAPE

SHEET TITLEDATE 7/29/2015

JOB NUMBER
13017

VILLA SIENA APARTMENT HO
PRIELIPP ROAD, WILDOMAR, CA
DEVELOPED BY :
GOLDEN EAGLE MULTI-FAMILY PROPERTIES, LLC
6201 OAK CANYON SUITE 250 IRVINE, CA 92618

170 UNIT APARTMENT PROJECT

TEL.: (949) 270-7781

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ADKVAS
GROUP
DESIGNS & PLANNERS • 647 CANTINO DEL MAR • SUITE 300 • SAN CLEMENTE, CA 92673 • (949) 340-0001

ELIZABETH LANE

6' TUBULAR STEEL FENCE WITH PILASTERS (TYP.)

COMMUNITY GARDEN PLOTS W/
BUILT-UP PLANTER BOXES, POTTING
TABLE AND BENCHES

STORM DRAIN INLET

VINE/COLUMNAR SHRUBS
@ GARAGE COLUMNS
(TYP.)

JANA LANE

PRIELIPP RD.

PROPOSED RECREATION AREA

6' TUBULAR STEEL FENCE WITH PILASTERS (TYP.)

ENHANCED STAMPED CONCRETE (TYP.)

PROPOSED SHADE STRUCTURES

PROPOSED TOT LOT

COMMUNITY CORNER
MONUMENT SIGN

CONCEPT PLANT SCHEDULE

DECIDUOUS STREET TREE 24" BOX AT 25' O.C. CERCIS CANADENSIS 'FOREST PANSY'™ / FOREST PANSY REDBUD	56
EVERGREEN PERIMETER TREE 24" BOX MIN. ACACIA MELANOXYLON / BLACKWOOD FRAXINUS UHDEI 'MAJESTIC BEAUTY'™ / MAJESTIC BEAUTY SHAMEL ASH PINUS ELДАРICA / AFGHAN PINE	75
EVERGREEN STREET TREE 36" BOX AT 35' O.C. CINNAMOMUM CAMPHORA / CAMPHOR TREE	12
PROJECT ENTRY THEME TREE 18" 5TH MIN. PHOENIX DACTYLIFERA / DATE PALM	24
SMALL EVERGREEN CANOPY TREE ACACIA PENDULA / KEEPING MYALL GEUERA PARVIFLORA / AUSTRALIAN WILLOW MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA RHUS LANCEA / AFRICAN SUMAC	63
SMALL FLOWERING ACCENT TREE 36" & 48" BOX LAGERSTROEMIA X 'PECOS' / GRAPE MYRTLE LAGERSTROEMIA X 'TUSCARORA' / RED GRAPE MYRTLE LAGERSTROEMIA X 'ZUNI' / TREE GRAPE MYRTLE X CHITALPA TASHKENTENSIS 'PINK DAWN' / PINK DAWN CHITALPA	91
VERTICAL BUILDING ACCENT TREE WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	34
VERTICAL EVERGREEN TREE TRISTANIA CONFERTA / BRISBANE BOX	77
SHRUBS & GROUNDCOVERS ACACIA REDOLENS 'DESERT CARPET'™ / BANK CATCLAW ALOE VERA / MEDICINAL ALOE ANIGOZANTHOS X 'BIG RED' / BIG RED KANGAROO PAM ANIGOZANTHOS X 'BUSH GOLD' / KANGAROO PAM ANIGOZANTHOS X 'BUSH SUNSET' / RED KANGAROO PAM ANIGOZANTHOS X 'BUSH TANGO' / ORANGE KANGAROO PAM ANIGOZANTHOS X 'PINK JOEY' / PINK JOEY KANGAROO PAM BACCHARIS PILULARIS 'PIGEON POINT' / COYOTE BRUSH BERBERIS THUNBERGII 'ATROPURPUREA NANA' / DWARF REDLEAF JAPANESE BARBERRY CAESALPINIA GILLIESII / YELLOW BIRD OF PARADISE CALLISTEMON VIMINALIS 'LITTLE JOHN' / DWARF KEEPING BOTTLEBRUSH DIANELLA TASMANICA 'YELLOW STRIPE' / GOLDEN FLAX LILY FESTUCA GLAUCA 'ELIJAH BLUE' / BLUE FESCUE HESPERALOE PARVIFLORA / RED YUCCA HEUCHERA X 'SANTA ANA CARDINAL' / CORAL BELLS LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER LEPTOSPERMUM SCOPARIUM / NEW ZEALAND TEA TREE LIRIOPE MUSCARI 'VARIEGATA' / VARIEGATED LILY TURF LOROPETALUM CHINENSE 'SNOWMOUND' / SNOWMOUND LOROPETALUM MISCANTHUS SINENSIS 'VARIEGATUS' / VARIEGATED MAIDEN GRASS MULLENBERGIA CAPILLARIS 'REGAL MIST'™ / MUHLY MULLENBERGIA RIGENS / DEER GRASS - (PLACE AT PERIMETER OF PROJECT) PRUNUS ILICIFOLIA ILICIFOLIA / HOLLYLEAF CHERRY RHAMNUS CALIFORNICA 'MOUND SAN BRUNO' / CALIFORNIA COFFEEBERRY ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY SALVIA CLEVELANDII 'ALLEN CHICKERING' / CLEVELAND SAGE SALVIA GREGGII 'RED' / AUTUMN SAGE TEUFRUM CHAMAEDRY'S 'PROSTRATUM' / PROSTRATE GERMANDER TEUFRUM FRUTICANS 'COMPACTA' / BUSH GERMANDER WESTRINGIA FRUTICOSA 'WYNABBIE GEM' / WYNABBIE GEM COAST ROSEMARY	19,283 SF
DROUGHT TOLERANT TURF	2,380 SF
NO-MOW TURF	5,203 SF

NOTE: THIS LANDSCAPE PLAN WILL COMPLY WITH THE CITY OF
WILDOMAR WATER EFFICIENT LANDSCAPE ORDINANCE and
CITY STANDARDS

MAXIMUM APPLIED WATER ALLOWANCE

MAMA = (Eto) (.7) (LA) (.62)

55.0 X .7 X 99,913 X .62 = 2,384,923 GAL/YEAR

ESTIMATED TOTAL WATER USE

ETNU = (Eto) (.62) (PLANT FACTOR) (LA)
.9

SHRUB/GC 55.0 X .62 X .5 X 89,208 = 1,689,996 GAL/YEAR

TURF 55.0 X .62 X .7 X 10,705 = 365,040 GAL/YEAR

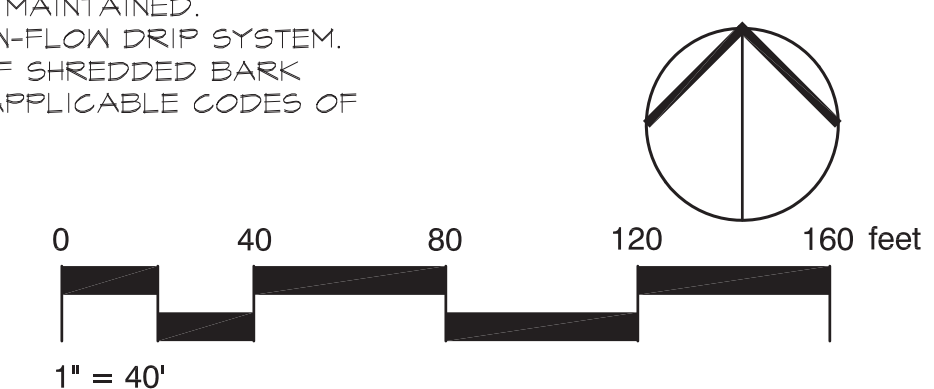
TOTAL ESTIMATED USE = 2,055,036 GAL/YEAR

COMPARISON

MAXIMUM APPLIED WATER ALLOWANCE (2,384,923 GAL/YEAR)

EXCEEDS ESTIMATED TOTAL WATER USE (2,055,036 GAL/YEAR)

ALL LANDSCAPE AREAS SHOWN SHALL BE PRIVATELY MAINTAINED.
ALL LANDSCAPE AREAS TO BE IRRIGATED WITH A LOW-FLOW DRIP SYSTEM.
ALL LANDSCAPE AREAS TO RECEIVE MIN. 3" LAYER OF SHREDDED BARK
MULCH. LANDSCAPE PLANS SHALL COMPLY WITH ALL APPLICABLE CODES OF
THE CITY OF WILDOMAR MUNICIPAL CODE



WILSON ASSOCIATES
Landscape
Architecture
11262 Warmington St.
Riverside, CA 92503
(951) 353-2436 Ph.
(951) 353-1103 Fax

ADKVAS
C R O U P
DESIGNERS & PLANNERS • 400 CALLE DE LOS ALAMOS • SUITE 200 • SAN GABRIEL, CALIFORNIA • (951) 344-0000

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VILLA SIENA APARTMENT HOMES
PRIELIPP ROAD, WILDOMAR, CA
DEVELOPED BY:
GOLDEN EAGLE MULTIFAMILY PROPERTIES, LLC
6201 OAK CANYON SUITE 250 IRVINE, CA 92618
170 UNIT APARTMENT PROJECT
TEL.: (949) 270-7781

JOB NUMBER
13017

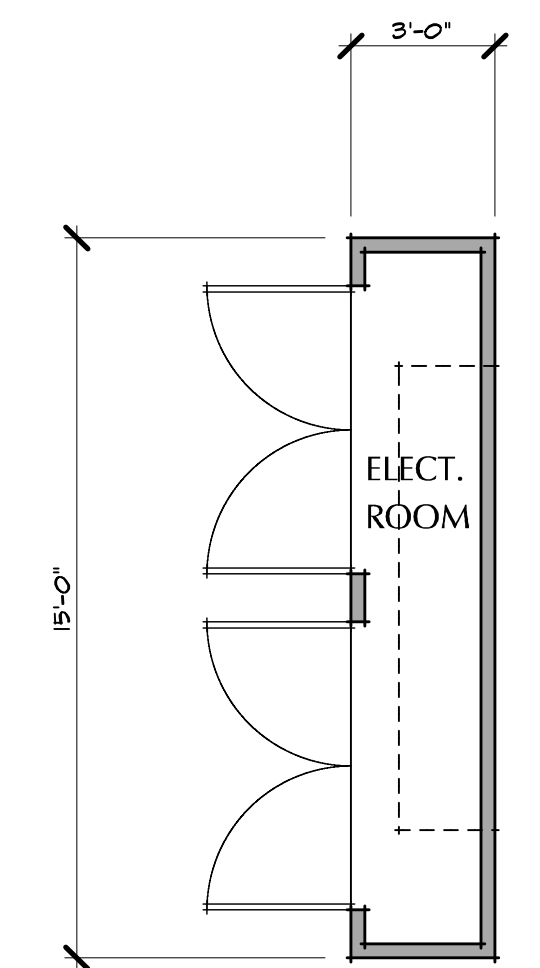
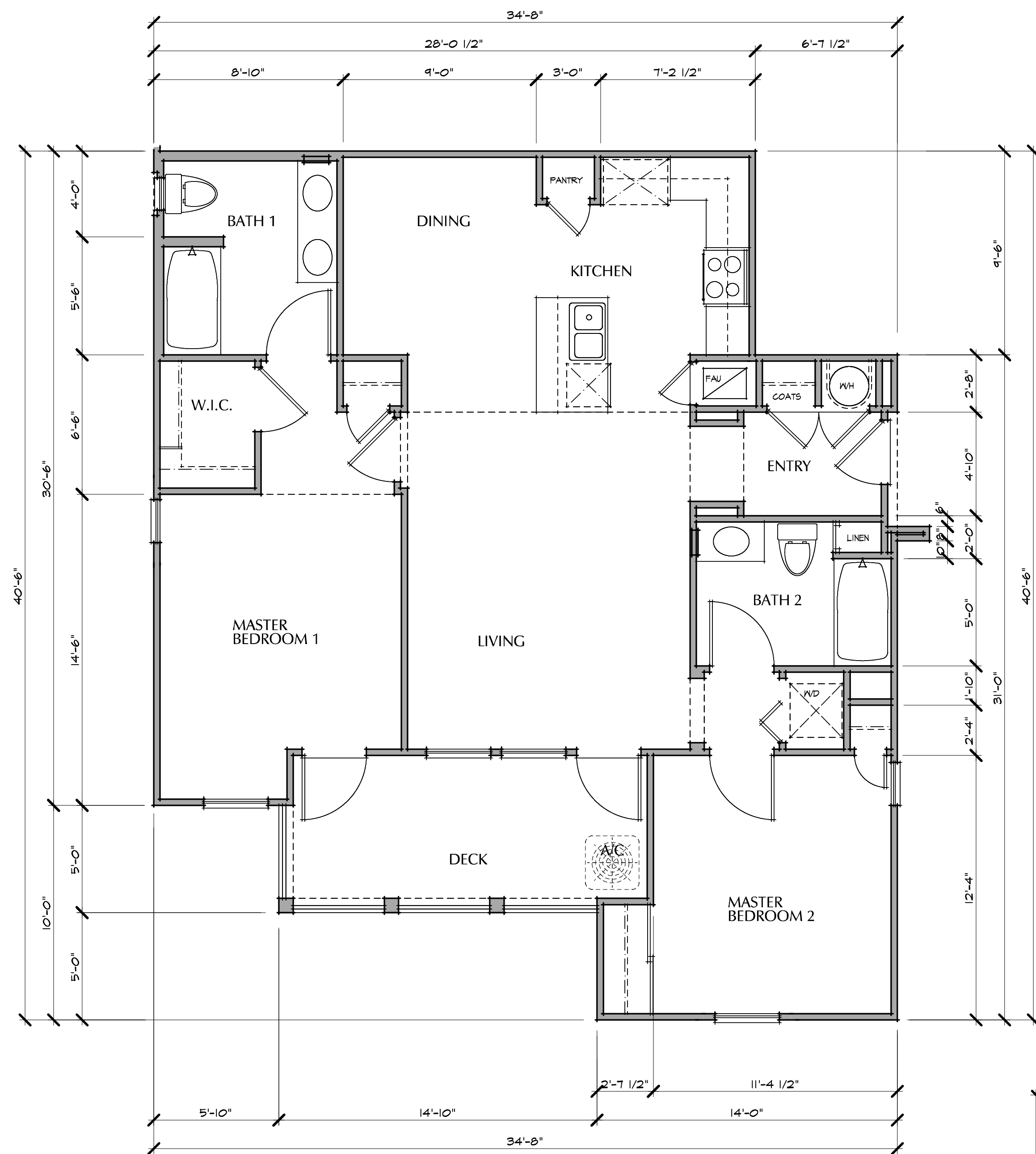
DATE
7/29/2015

SHEET TITLE
SCHEMATIC LANDSCAPE

REVISIONS

SHEET NO
L-1

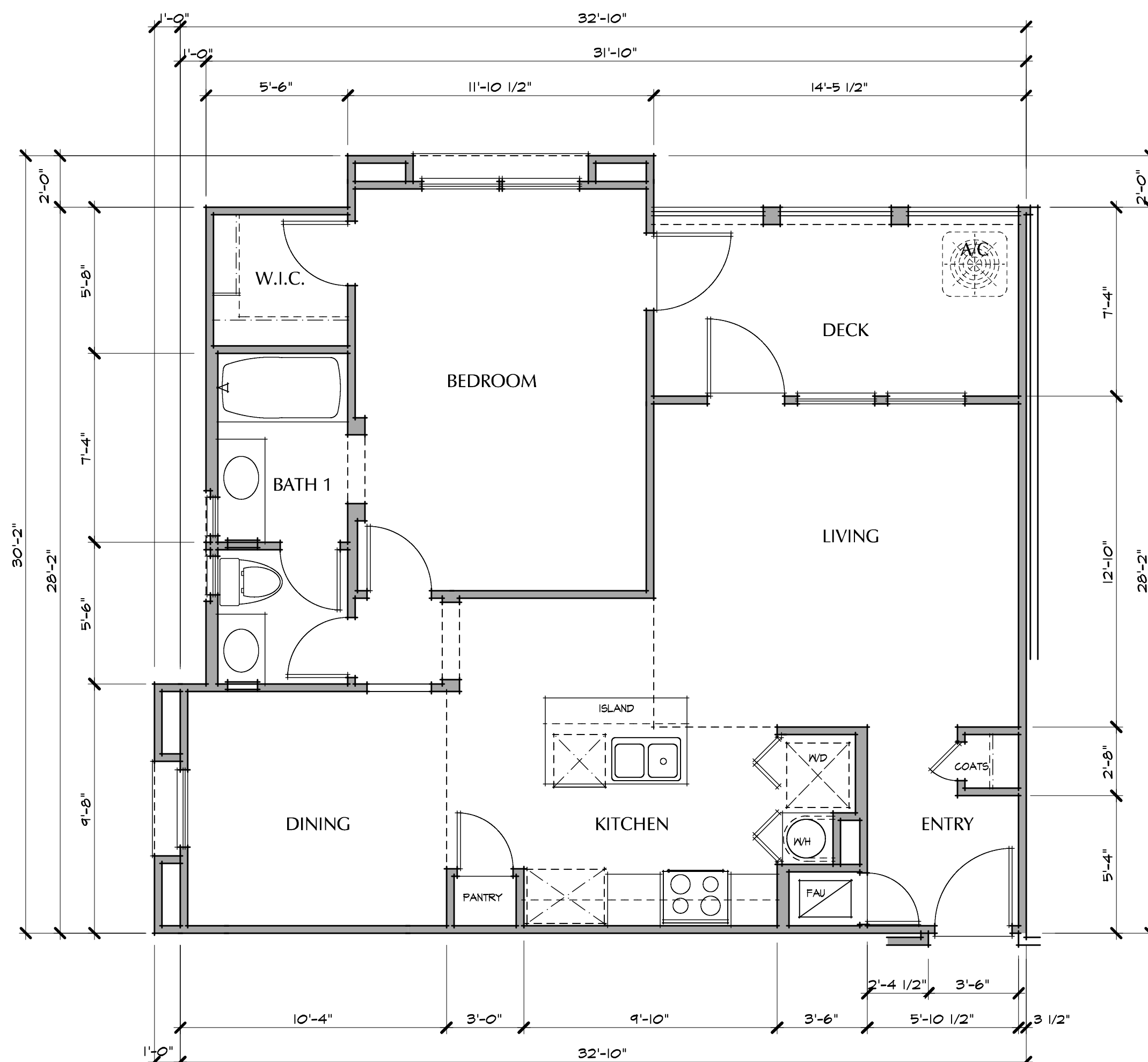
Attachment F
Architectural Plans Package



ELECT. ROOM

SCALE: 1/4" = 1'-0"

AREA 45 SQ. FT.

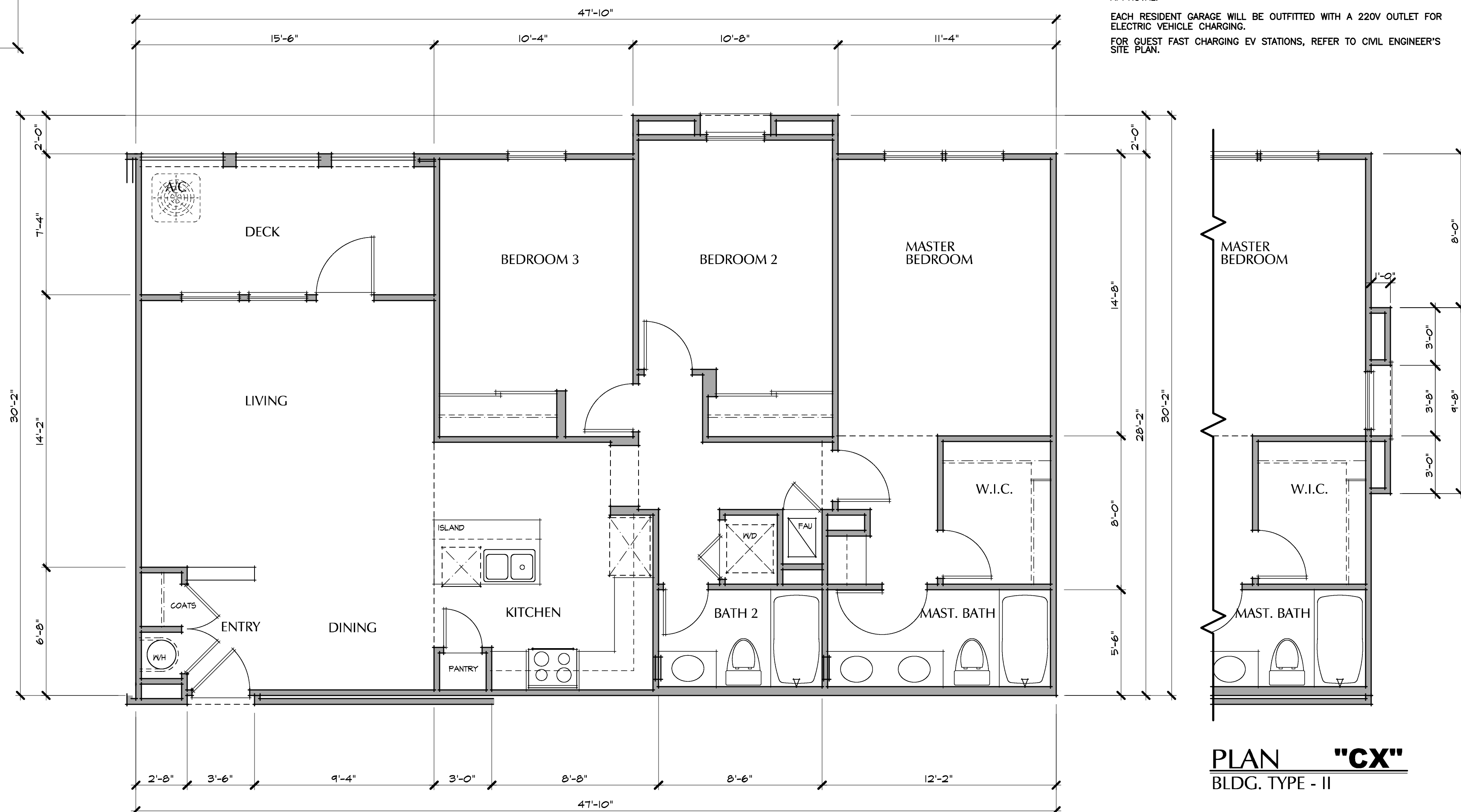


PLAN "A/AR" FLOOR PLAN

SCALE: 1/4" = 1'-0"

FLOOR: 812 SQ. FT.

DECK: 106 SQ. FT.



PLAN "C/CR" FLOOR PLAN

SCALE: 1/4" = 1'-0"

FLOOR • 1,243 SQ. FT.

DECK: 114 SQ. FT.

VILLA SIENA PROJECT DESCRIPTION

THE OVERALL INTENT OF THIS DEVELOPMENT WAS TO PROVIDE FOR NEW RENTAL HOUSING MUCH NEEDED BY EXISTING AND FUTURE RESIDENTS OF WILDOMAR, IN AN UNIQUE, NEW AND COHESIVELY DESIGNED PROJECT. THE STYLE CHOSEN WAS A MIX OF RUSTICAL, SAID BARBARA AKA, WITH A TOUCH OF HIPPER AND GABLED END ROOFS TO PROVIDE VARIED ELEVATIONS. EACH UNIT HAS A DECK OR PATIO THAT IS RECESSED WITHIN THE COVERED ROOF FOR SHADE AND PROVIDES FOR MANY OFFSETS IN THE BUILDING FACE. OUR DESIGNER, THE NEW HOME GROUP, WANTED TO BE ABLE TO USE THE UNITS AND TO AVOID TOO MANY COMBINATIONS OF COLORS THAT TAKE AWAY FROM THE HISTORICAL NATURE OF THE INTENDED DESIGN. BY USING A DARKER COLOR ON THE OFFSET WALLS WE "UNDULATE" THE BUILDING AND MAKE THE TREES AND SHRUBS SEEM TO BECOME A PALETTE FOR THE TREES, VINES AND SHRUBS SEEN IN THE LANDSCAPE DESIGN.

THE VILLA SIENA APARTMENT HOME PROJECT CONSISTS OF TYPE-1 (8) BUILDINGS, EACH CONTAINING 20 UNITS AND TYPE-2 (1) BUILDING CONTAINING 10 UNITS. THE DESIGNS FEATURE A CHOICE OF INTERIOR BETWEEN 1, 2 OR 3 BED, LARGE, ROOMY, AND MODERN FLOOR PLANS. EACH UNIT IS OVERSIZED, WITH A LARGE PATIO OR DECK AND ALL BATHROOMS HAVE BEEN DESIGNED TO MEET ADA REQUIREMENTS. UNITS FEATURE 9' HIGH CEILINGS, SOLID WOOD FLOORING, COORDINATED CLOSET SYSTEMS, AND HIGH QUALITY CONDITIONING SYSTEMS. EACH UNIT, AS REQUIRED PER THE WILDMAR CODE, HAS AN ENCLOSED GARAGE, MOST EXTRA DEEP FOR THE RESIDENT'S CAR AND STORAGE. WE HAVE ORIENTED MOST OF THE GARAGES TO FACE INWARD, TOWARD THE INTERIOR OF THE FIRST P.L.R. COMMENTS WE HAVE UNITS FACING OUTWARD ALONG ELIZABETH LANE. ALSO THE VIEW OF ALMOST ALL GARAGE DOORS TO THE INTERIOR OF THE DEVELOPMENT. WE HAVE PLACED WE FEATURE DETACHED GARAGES FOR SOME UNITS AND HAVE PLACED THEM STRATEGICALLY AROUND THE SITE FOR EASE OF ACCESS AND TO COMPLY WITH C.B.C. CODES FOR THE 200' MAXIMUM DISTANCE FROM THE CENTER LINE OF THE ADJACENT STREET. THE DEVELOPMENT IS NOT A "BARRACK LANE" LAYOUT PREVALENT IN MANY NEW DEVELOPMENTS.

THE BUILDINGS ARE OFFSET FROM ONE ANOTHER ACROSS THE COMMON AREAS AND ARE ORIENTED WEST/EAST AND NORTH/SOUTH IN ORDER TO CREATE A VILLAGE LIKE ATMOSPHERE. THE PROJECT IS A GATED COMMUNITY, FOR SECURITY AND SERENITY. THE PROJECT WILL FEATURE A LARGE CLUBHOUSE WITH A FULL KITCHEN, LOUNGING AREA, CARD/GAMES AREA, AN OUTDOOR COVERED LOGGIA FOR SHADE AND AN EXERCISE GYM FOR RESIDENTS AND THEIR GUESTS TO ENJOY. IT ALSO CONTAINS MEN'S AND WOMEN'S RESTROOMS, AND A FULLY ENCLOSED AND ROOFED POOL EQUIPMENT ROOM. THE LANDSCAPE WILL INCLUDE MEANDERING WALKWAYS, THEMED PLANTINGS, A SPA, A TRELIS STRUCTURE BY THE POOL TO SCREEN THE PARKING AREA BEYOND, AND A TOT--LOT FOR CHILDREN.

WE HAVE ALSO INCLUDED A TRELLIS/B.B.Q. AREA FOR RESIDENTS' AND GUESTS TO ENJOY OUTDOOR DINING ON A VERY CASUAL BASIS. WE HAVE INCLUDED 5 REFUSE AND RECYCLE ENCLOSURES, EACH WITH A 20 GALLON HOLD-UP AND 2 RECYCLING BINS. WE HAVE THE RESIDENT'S USE. EACH HAS A TRELLIS STRUCTURE OVERHEAD WHICH WILL FEATURE VINE PLANTINGS TO SCREEN THE ENCLOSURES FROM THE STREET. WE HAVE ALL THE TRAILERS ON ONE SIDE OF EACH UNIT'S DECK, SO THAT THEY ARE SCREENED BY THE PATIO WALLS AT THE FIRST FLOOR UNITS OR BALCONY RAILS AT THE SECOND AND THIRD FLOOR UNITS. WE HAVE 100% SHADING ON ALL THE TERRACE AREAS OR ARE AN EYEORE ON THE GROUND, THOUGH WE HAVE 3 DETACHED GARAGE RENT ELEVATIONS FACING JANA RD, THEY HAVE 100% SHADING WITH 10' HIGH WALLS. WE HAVE 100% SHADING ON ONE WALL OF STUCCO FROM JANA RD. LANDSCAPE STRIPS AND TREES WILL HELP SCREEN THESE GARAGES FURTHER. THE LANDSCAPE DESIGNER HAS INCLUDED A 10' HIGH WALL TO SCREEN THE GARAGES FROM THE STREET. WE CAN ACCESS THE PROJECT, BUT ONLY THROUGH A SECURED GATE ENTRANCE.

IN CONCLUSION VILLA SIENA WILL BE A "HOME" FOR RENTERS, NOT JUST THE USUAL APARTMENT DEVELOPMENT. OUR UNIT SIZES EXCEED THE WILDMOR CODE REQUIREMENTS, AND THOUGH ARE DESIGNED FOR A MARKET RATE, WE FEEL ARE VERY LUXURIOUS AND MEET THE DEMANDS OF WHAT TODAY'S RENTER'S EXPECT. WE HAVE ALSO SUGGESTED AT THE SOUTH EAST CORNER OF JANA RD. AND PHILIP ST. TO PLACE A "WELCOME TO WILDMOR" SIGN AS THIS IS JUST ACROSS THE DIVIDING LINE BETWEEN WILDMOR AND MURRIETA. WE HOPE YOU WILL AGREE THAT THIS PROJECT MEETS OR EXCEEDS WILDMOR CODE REQUIREMENTS AND WILL MEET YOUR APPROVAL.

EACH RESIDENT GARAGE WILL BE OUTFITTED WITH A 220V OUTLET FOR ELECTRIC VEHICLE CHARGING.

FOR GUEST FAST CHARGING EV STATIONS, REFER TO CIVIL ENGINEER'S SITE PLAN.

VILLA SIENA APARTMENT HOMES
170 Unit Apartment Project

170 Unit Apartment Project
 DEVELOPED BY:
PRIELIPP ROAD, WILDOMAR, CALIFORNIA
GOLDEN EAGLE MULTI-FAMILY PROPERTIES, LLC
 8201 OAK CANYON SUITE 250 IRVINE, CA 92618

TEL.: (949) 270-7781

JOB NUMBER

2014-VS

DATE _____

7/29/2015

SHEET TITLE

TYP. UNIT
FLOOR PLANS

REVISIONS

SHEET NO

A.1

plot date: 2/6/2015

BUILDING TYPE I
FLOOR PLANS

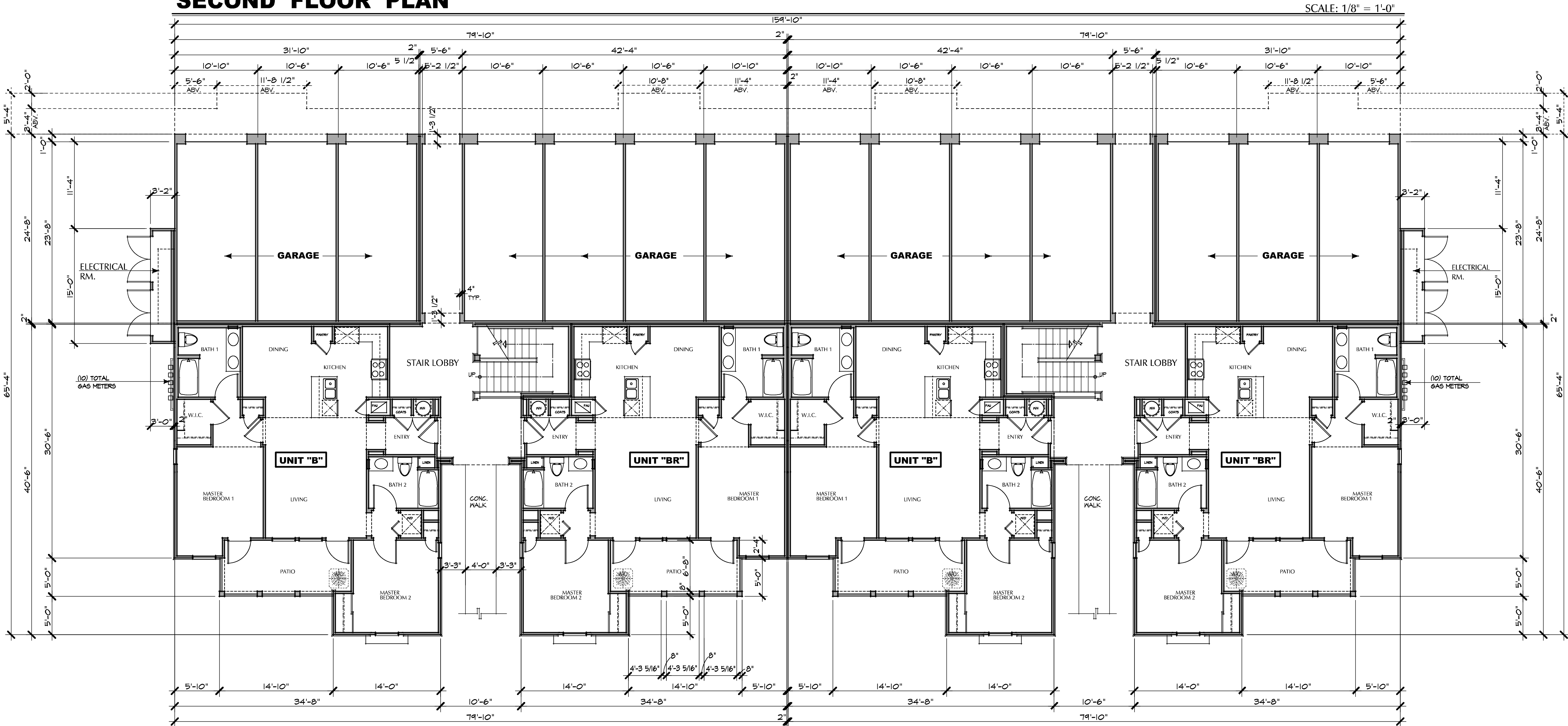
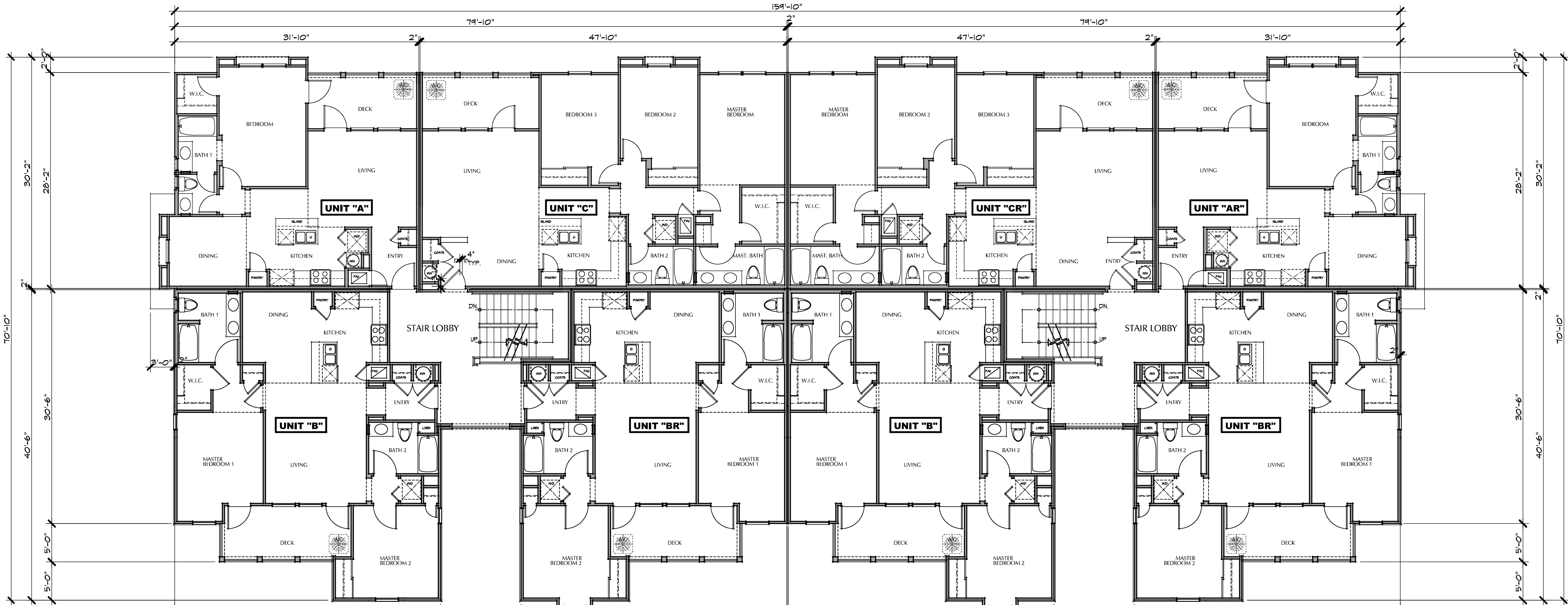
OCCUPANCY GROUP / BLD'G CLASSIFICATION

OCCUPANCY GROUP : R-2 DWELLINGS
U DETACHED GARAGES

CONSTRUCTION TYPE : VA

PLAN NOTES :

1. EACH RESIDENT GARAGE WILL BE OUTFITTED WITH A 220V OUTLET FOR ELECTRIC VEHICLE CHARGING.
2. FOR GUEST FAST CHARGING EV STATIONS, REFER TO CIVIL ENGINEER'S SITE PLAN.



OCCUPANCY GROUP / BLD'G CLASSIFICATION
OCCUPANCY GROUP : R-2 DWELLINGS
U DETACHED GARAGES
CONSTRUCTION TYPE : VA

OCCUPANCY GROUP / BLD'G CLASSIFICATION
OCCUPANCY GROUP : R-2 DWELLINGS
U DETACHED GARAGES
CONSTRUCTION TYPE : VA



SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"

BUILDING TYPE I
ELEVATIONS

OCCUPANCY GROUP / BLD'G CLASSIFICATION
OCCUPANCY GROUP : R-2 DWELLINGS
U DETACHED GARAGES

CONSTRUCTION TYPE : VA



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION
LEFT SIDE [REV.]

SCALE: 1/8" = 1'-0"

BUILDING COLORS & FINISHES

ROOFING : EAGLE CO. "S" MISSION STYLE "EL MORADO BLEND"
SHC 8709 CONCRETE TILE ROOFING.

APARTMENT BUILDING :

EXTERIOR FINISH : MERLEX CO. SAND FINISH.

STUCCO COLORS : MAIN BODY COLOR : MERLEX CO. P-255 INDIAN CLAY.
ACCENT STUCCO : MERLEX CO. P-155 MESA BROWN.

PAINTED FINISHES : SOFFIT BEAMS, IRON POOL ENCLOSURE, SECURITY GATE,
BBQ & REFUSE TRELLIS BEAMS, REFUSE & GARAGE DOORS,
DECK GUARDRAILS, STAIRWAY STRINGERS, WOOD POSTS
& STUCCO OVER FOAM TRIMS.
PAINT WITH PITTSBURGH PAINT OBELISK 415-7 LRV 11.

ENTRY DOORS : PITTSBURGH PAINT AMERICAN ANTHEM 451-4 LRV 29.

REFUSE ENCLOSURES
& GARAGE BUILDINGS : MERLEX CO. P-255 INDIAN CLAY.

WINDOWS & SLIDING DOORS : MILGUARD DUAL GLAZED WHITE VINYL UNITS.

STAIR TREADS : PRECAST NATURAL CONCRETE COLOR (GRAY).

SHADING NOTE :

DEEPENING ON WINDOWS ORIENTATIONS AND
LANDSCAPE DESIGN, SHADE TREE LOCATIONS
BUILDER WILL PROVIDE CANVAS AWNINGS TO
PROVIDE SHADE TO SOUTH & WEST FACING WINDOWS.

BUILDING TYPE II
FLOOR PLANS

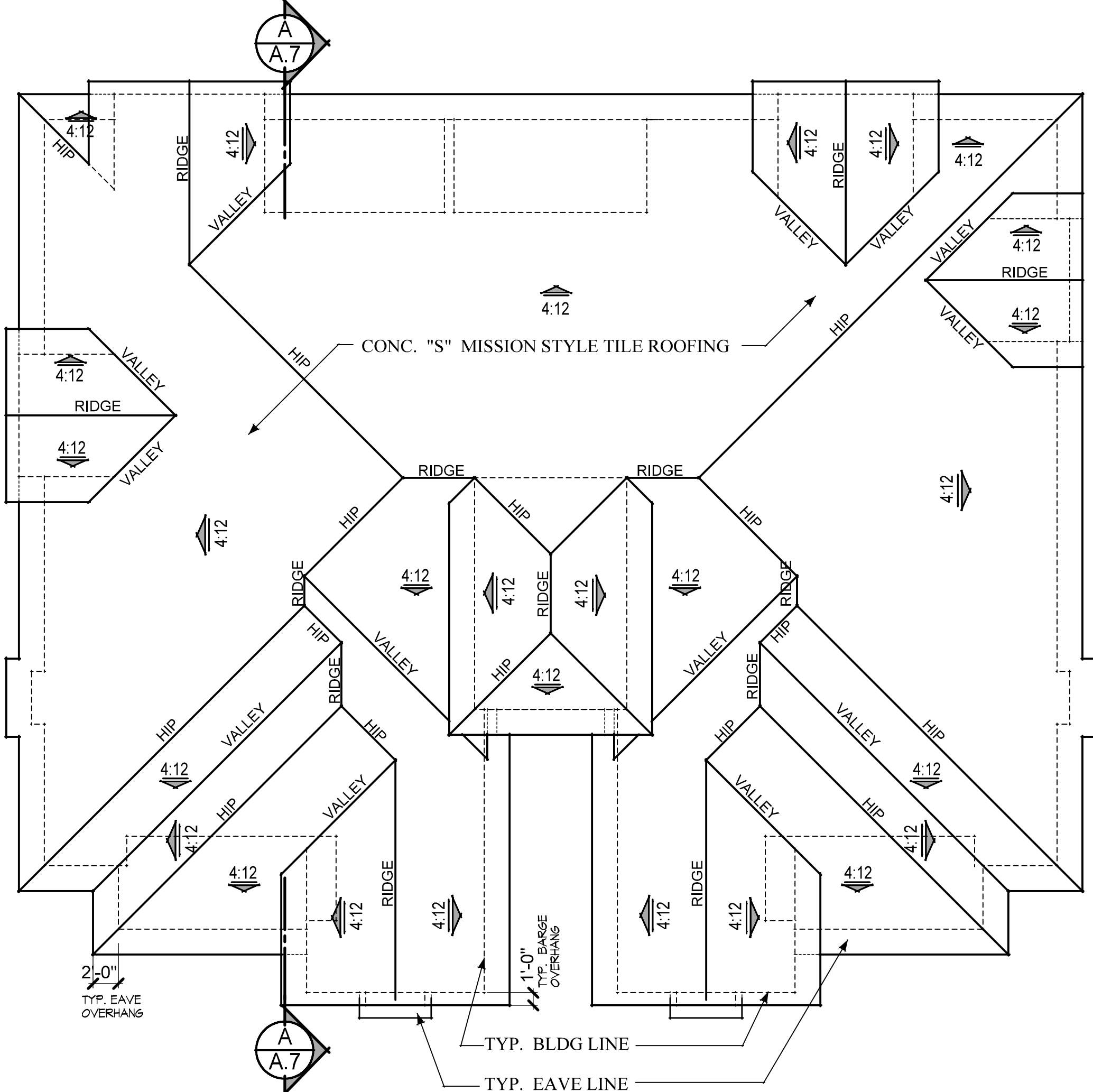
OCCUPANCY GROUP / BLD'G CLASSIFICATION

OCCUPANCY GROUP : R-2 DWELLINGS
U DETACHED GARAGES

CONSTRUCTION TYPE : VA

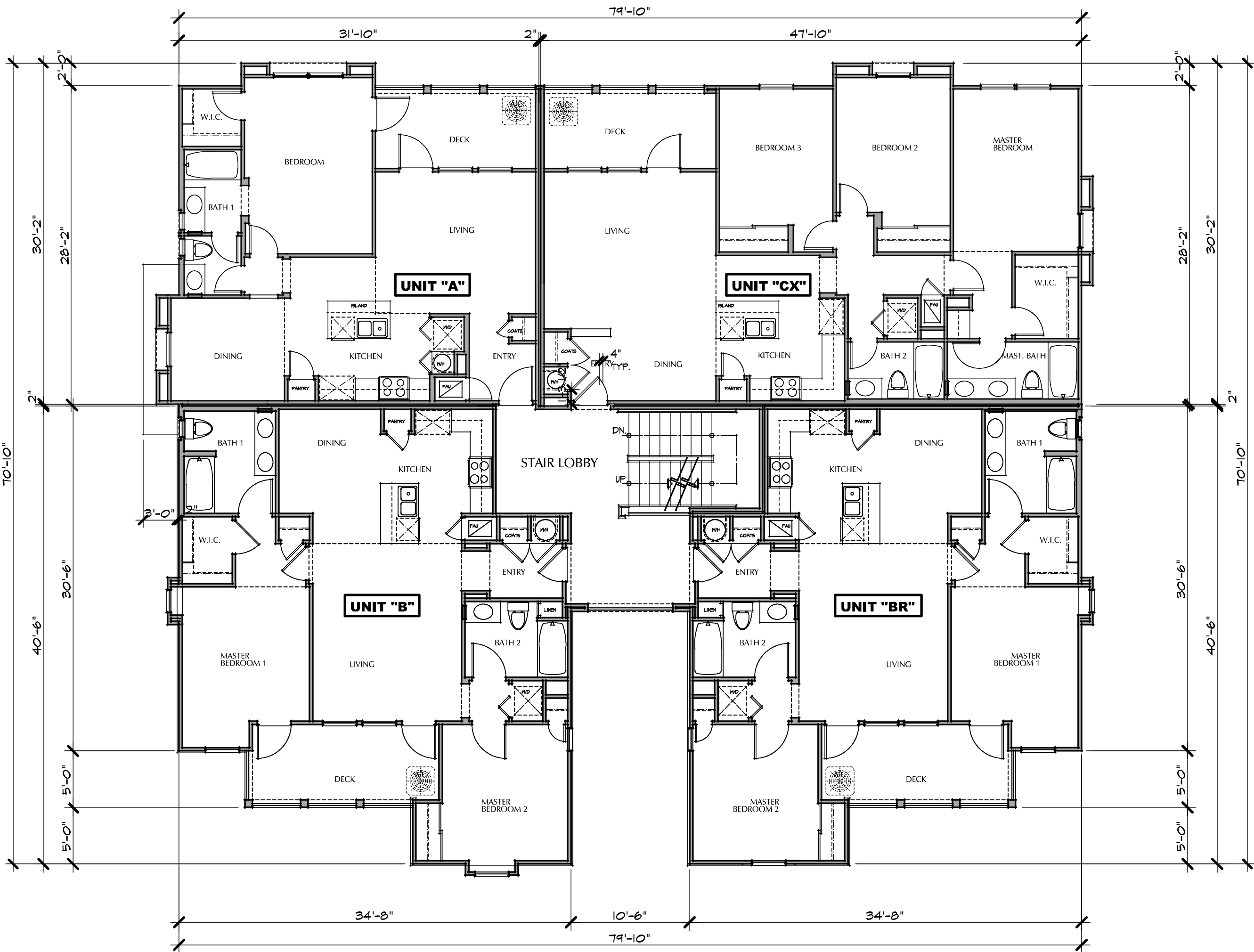
PLAN NOTES :

- 1. EACH RESIDENT GARAGE WILL BE OUTFITTED WITH A 220V OUTLET FOR ELECTRIC VEHICLE CHARGING.
- 2. FOR GUEST FAST CHARGING EV STATIONS, REFER TO CIVIL ENGINEER'S SITE PLAN.



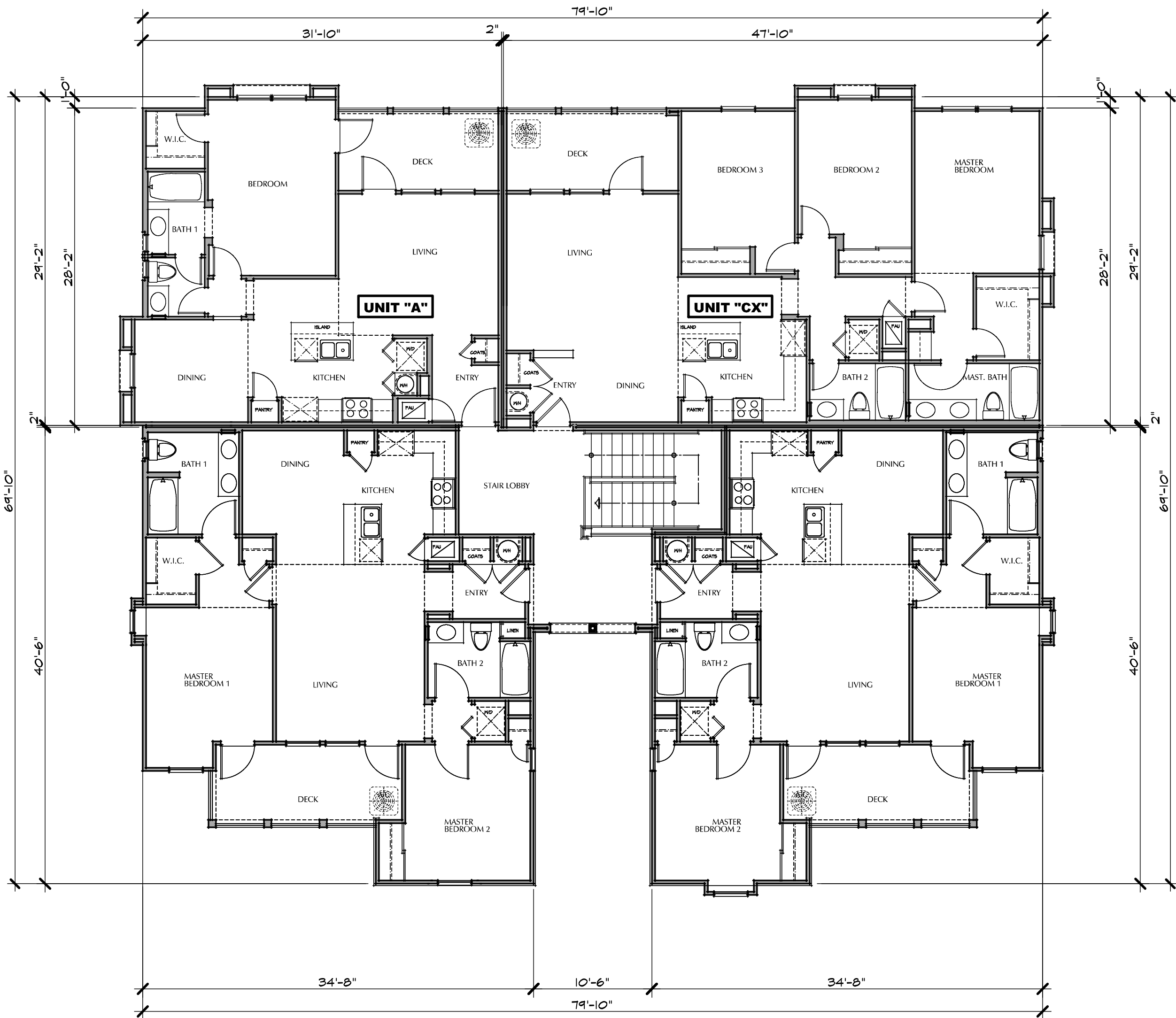
ROOF PLAN

SCALE: 1/8" = 1'-0"



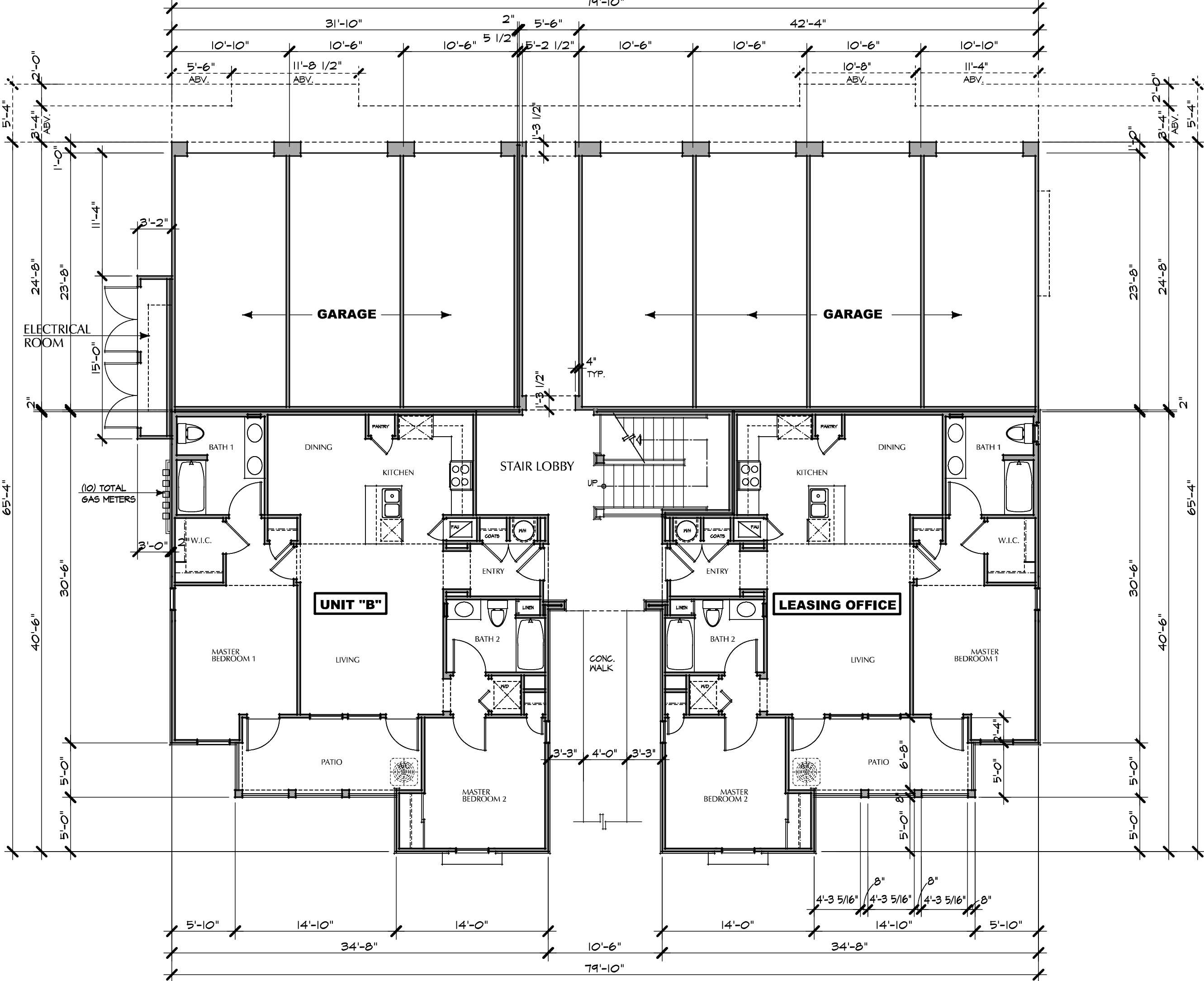
SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



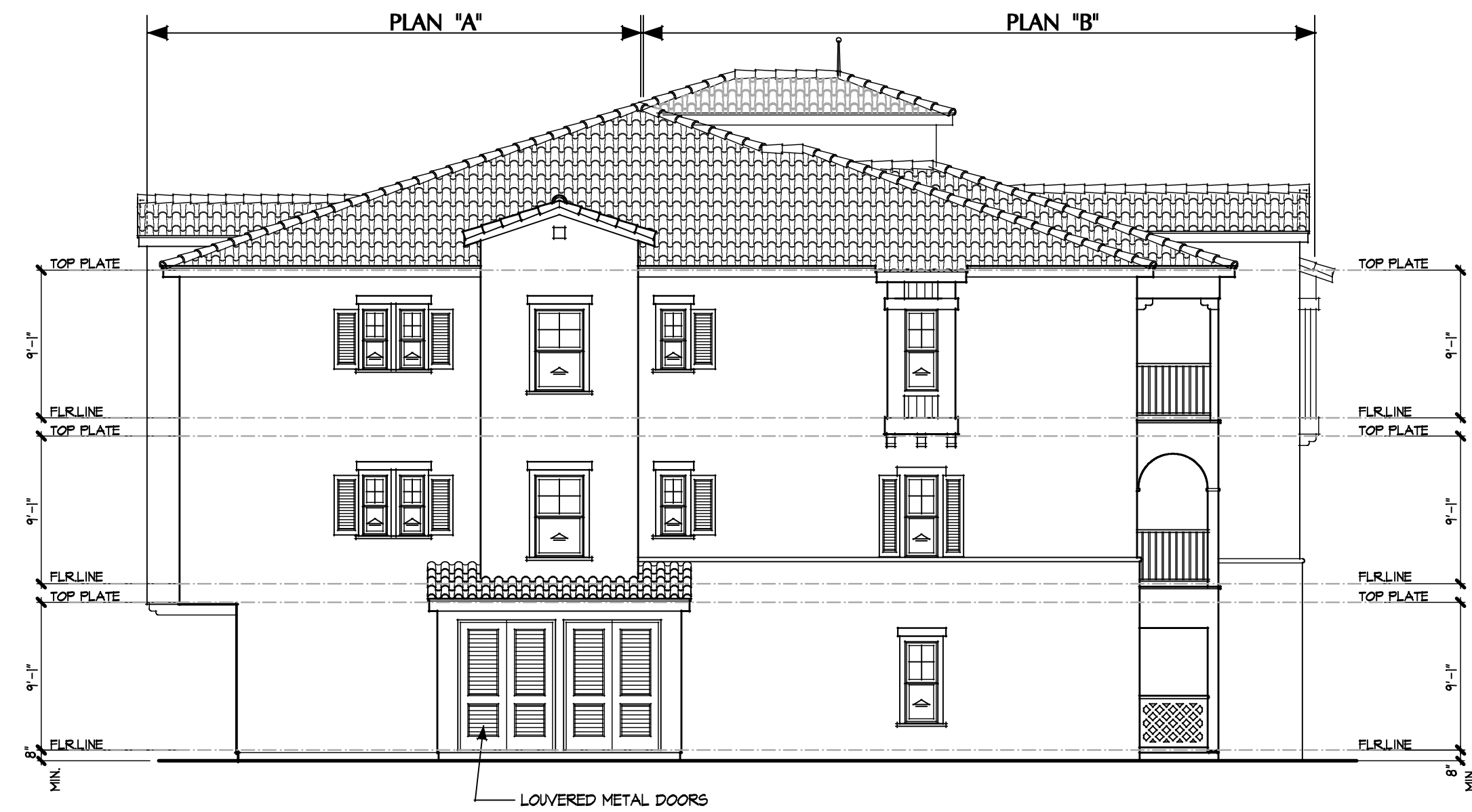
THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"



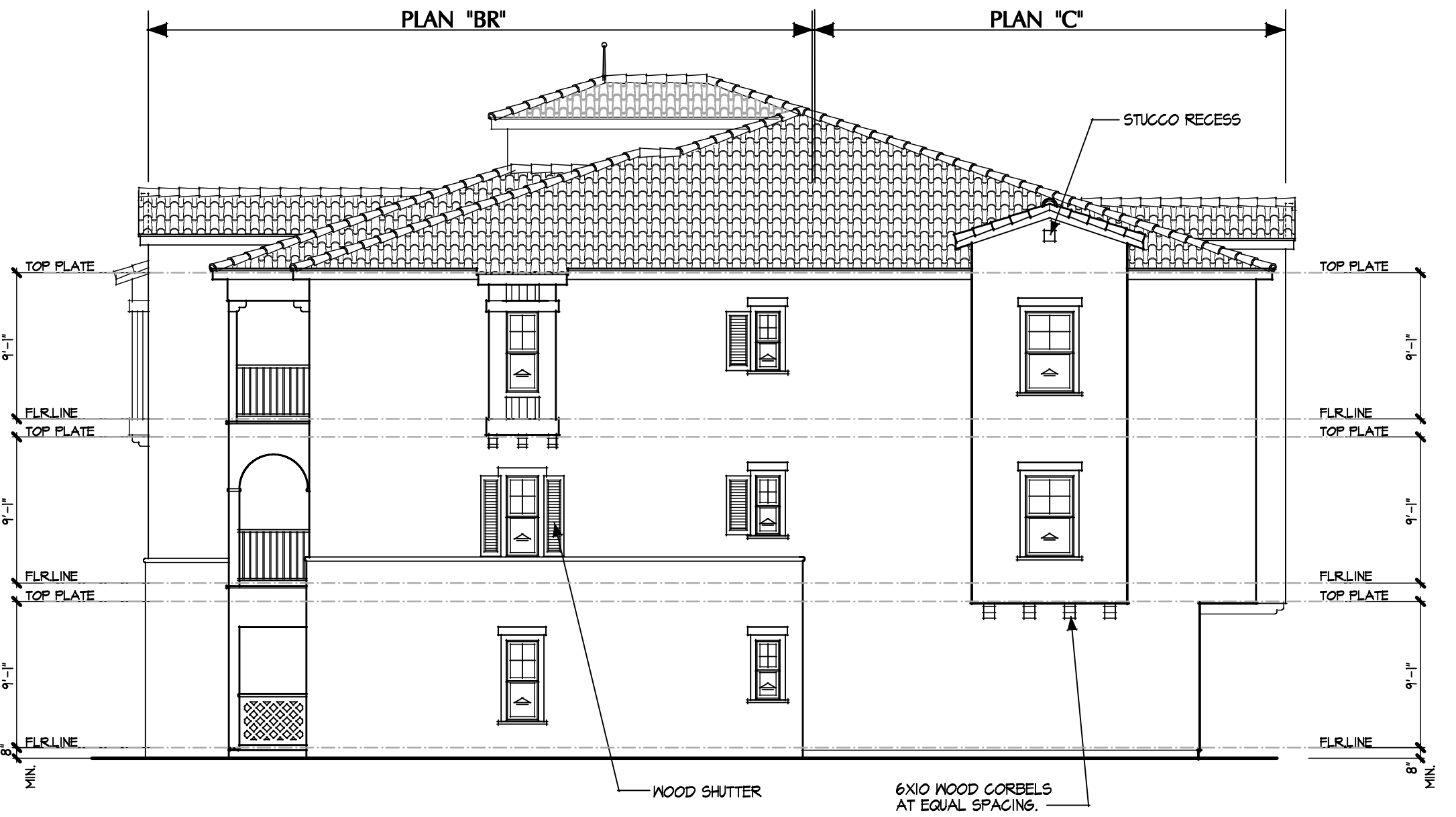
FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



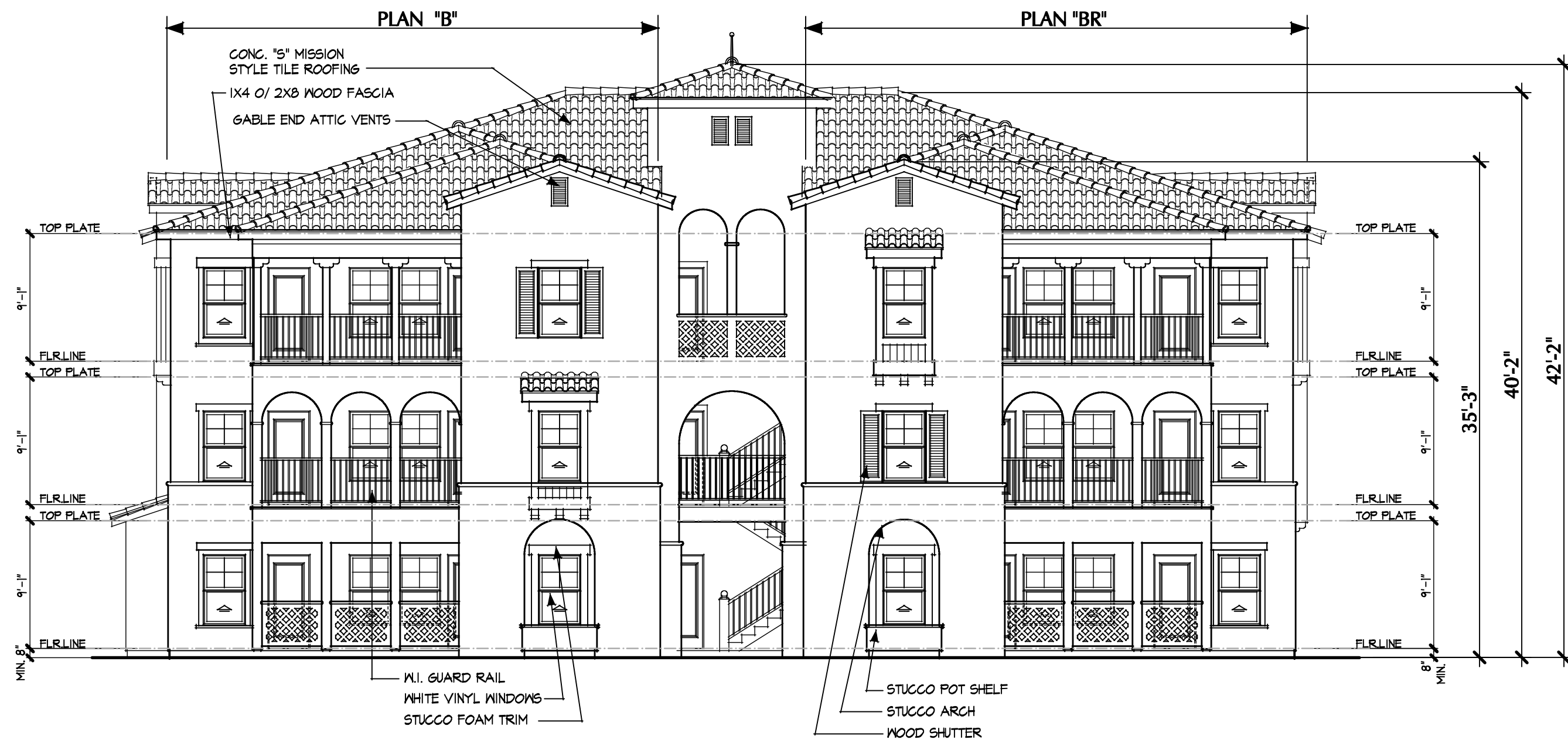
LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"

BUILDING TYPE II ELEVATIONS

OCCUPANCY GROUP / BLD'G CLASSIFICATION

OCCUPANCY GROUP : R-2 DWELLINGS
U DETACHED GARAGES

CONSTRUCTION TYPE : VA

SHADING NOTE :

DEEPENING ON WINDOWS ORIENTATIONS AND LANDSCAPE DESIGN, SHADE TREE LOCATIONS BUILDER WILL PROVIDE CANVAS AWNINGS TO PROVIDE SHADE TO SOUTH & WEST FACING WINDOWS.

BUILDING COLORS & FINISHES

ROOFING : EAGLE CO. "S" MISSION STYLE "EL MORADO BLEND"
SHC 8709 CONCRETE TILE ROOFING.

APARTMENT BUILDING :

EXTERIOR FINISH : MERLEX CO. SAND FINISH.

STUCCO COLORS : MAIN BODY COLOR : MERLEX CO. P-255 INDIAN CLAY.
ACCENT STUCCO : MERLEX CO. P-155 MESA BROWN.

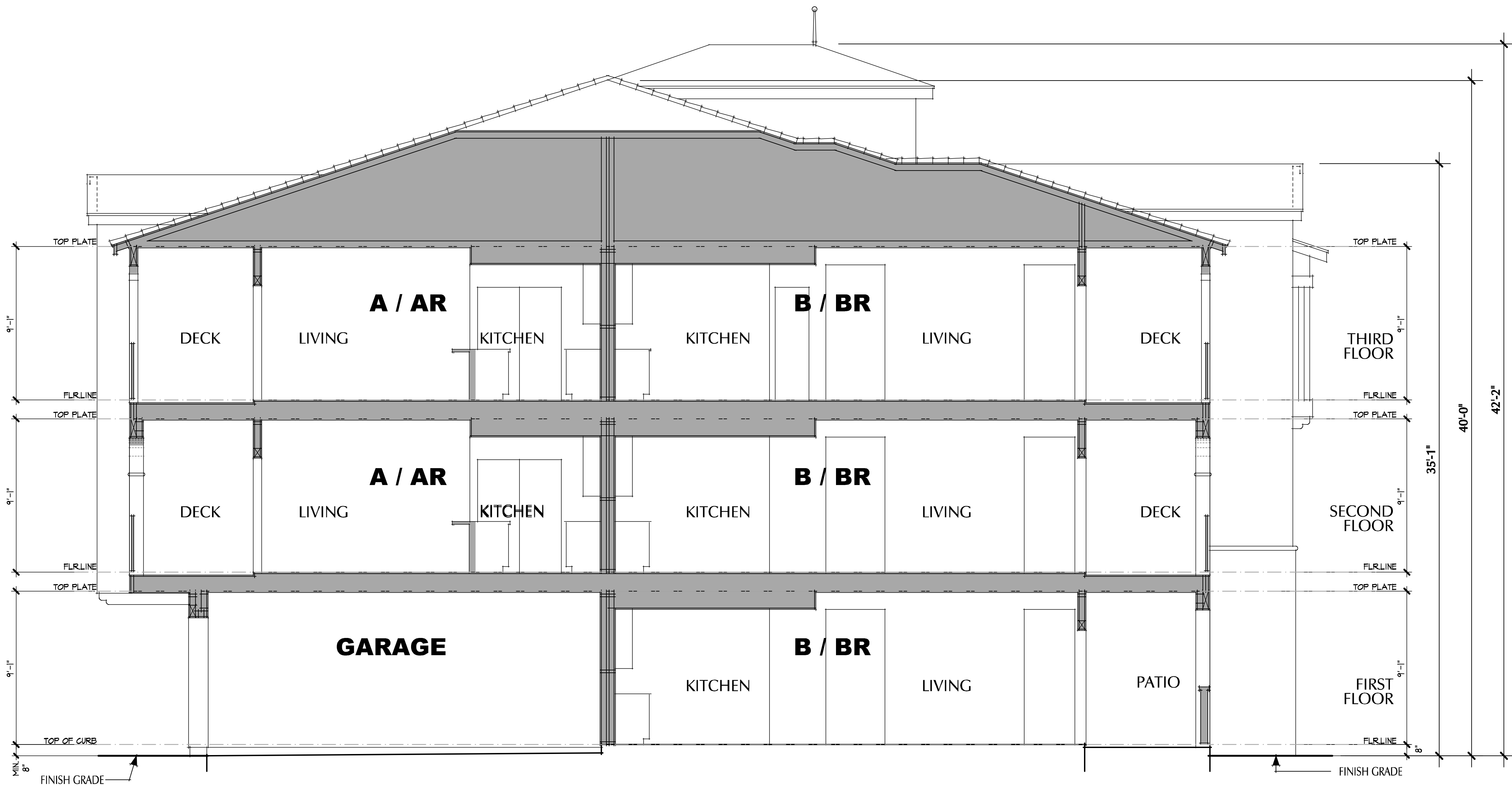
PAINTED FINISHES : SOFFIT BEAMS, IRON POOL ENCLOSURE, SECURITY GATE, BBQ & REFUSE TRELLIS BEAMS, REFUSE & GARAGE DOORS, DECK GUARDRAILS, STAIRWAY STRINGERS, WOOD POSTS & STUCCO OVER FOAM TRIMS.
PAINT WITH PITTSBURGH PAINT OBELISK 415-7 LRV 11.

ENTRY DOORS : PITTSBURGH PAINT AMERICAN ANTHEM 451-4 LRV 29.

REFUSE ENCLOSURES & GARAGE BUILDINGS : MERLEX CO. P-255 INDIAN CLAY.

WINDOWS & SLIDING DOORS : MILGUARD DUAL GLAZED WHITE VINYL UNITS.

STAIR TREADS : PRECAST NATURAL CONCRETE COLOR (GRAY).



BUILDING SECTION

" A - A "

SCALE: 1/4" = 1'-0"

BUILDING TYPE I & II
BUILDING SECTIONS

OCCUPANCY GROUP / BLD'G CLASSIFICATION
OCCUPANCY GROUP : R-2 DWELLINGS
U DETACHED GARAGES

CONSTRUCTION TYPE : VA

ADKVAS
GROUP
DESIGNERS & PLANNERS ■ 647 CAMINO DE LOS MARQUES ■ SUITE 208 ■ SAN CLEMENTE, CA 92673 ■ (949) 240 6591

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF ADKVAS GROUP AND SHALL NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF ADKVAS GROUP. ALL THE WRITTEN DIMENSIONS SHALL PREVAIL OVER THE SHOWN DIMENSIONS AND SHALL BE THE BASIS FOR CONSTRUCTION. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF ADKVAS GROUP IMMEDIATELY UPON COMMENCEMENT OF THE BEGINNING OF ANY WORK.

VILLA SIENA APARTMENT HOMES
170 Unit Apartment Project
PRELIMINARY ROAD, WILDOMAR, CALIFORNIA
DESIGNED BY
GOLDEN EAGLE MULTI-FAMILY PROPERTIES, LLC
6201 OAK CANYON SUITE 250 IRVINE, CA 92618
TEL : (949) 270-7781

JOB NUMBER
2014-VS

DATE
7/29/2015

SHEET TITLE
BUILDING TYPE I & II
BUILDING SECTION

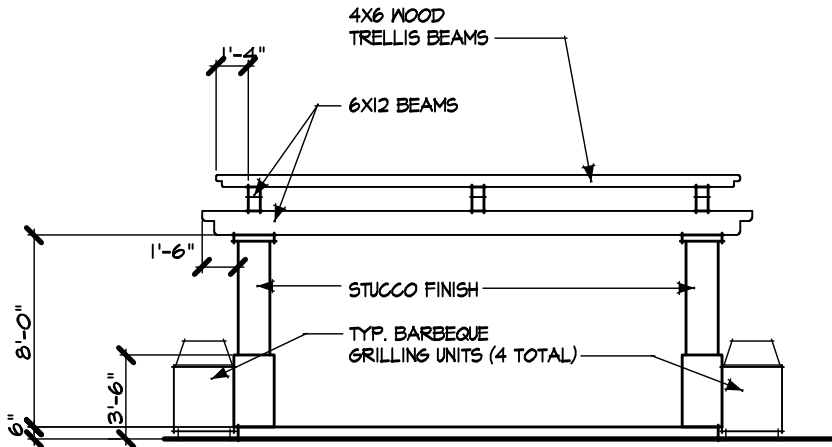
REVISIONS

SHEET NO
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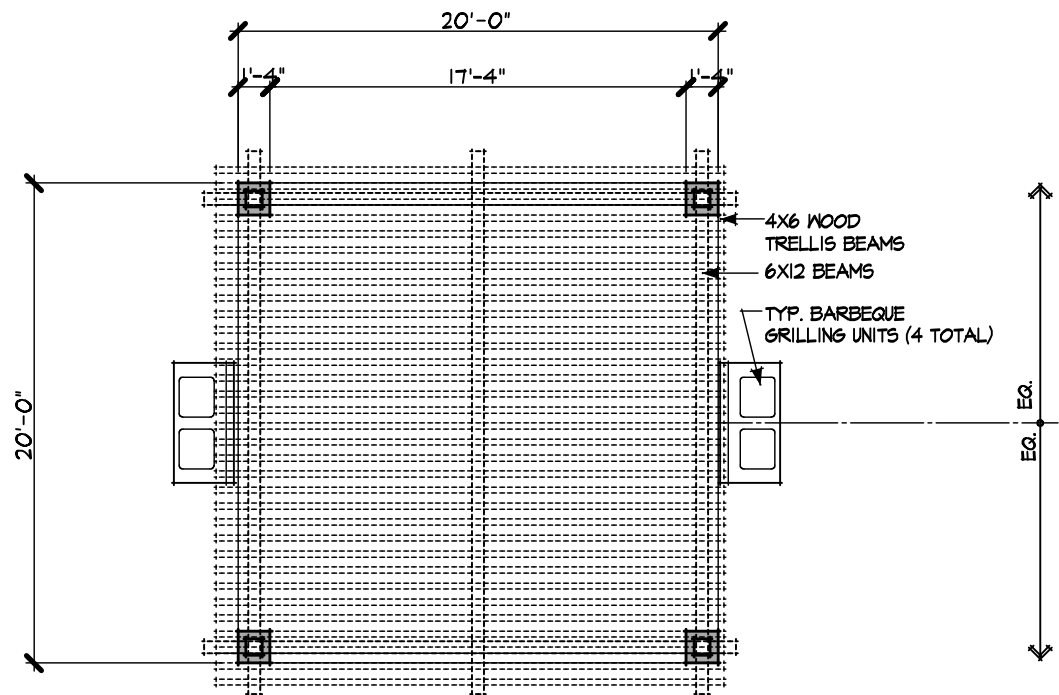
BUILDING COLORS & FINISHES

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SHC 8709 CONCRETE TILE ROOFING.
- APARTMENT BUILDING :
EXTERIOR FINISH : MERLEX CO. SAND FINISH.
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DECK GUARDRAILS, STAIRWAY STRINGERS, WOOD POSTS
& STUCCO OVER FOAM TRIMS.
PAINT WITH PITTSBURGH PAINT OBELISK 415-7 LRV 11.
- ENTRY DOORS : PITTSBURGH PAINT AMERICAN ANTHEM 451-4 LRV 29.
- REFUSE ENCLOSURES
& GARAGE BUILDINGS : MERLEX CO. P-255 INDIAN CLAY.
- WINDOWS &
SLIDING DOORS : MILGUARD DUAL GLAZED WHITE VINYL UNITS.
- STAIR TREADS : PRECAST NATURAL CONCRETE COLOR (GRAY).

SHADING NOTE :
DEEPENING ON WINDOWS ORIENTATIONS AND
LANDSCAPE DESIGN, SHADE TREE LOCATIONS
BUILDER WILL PROVIDE CANVAS AWNINGS TO
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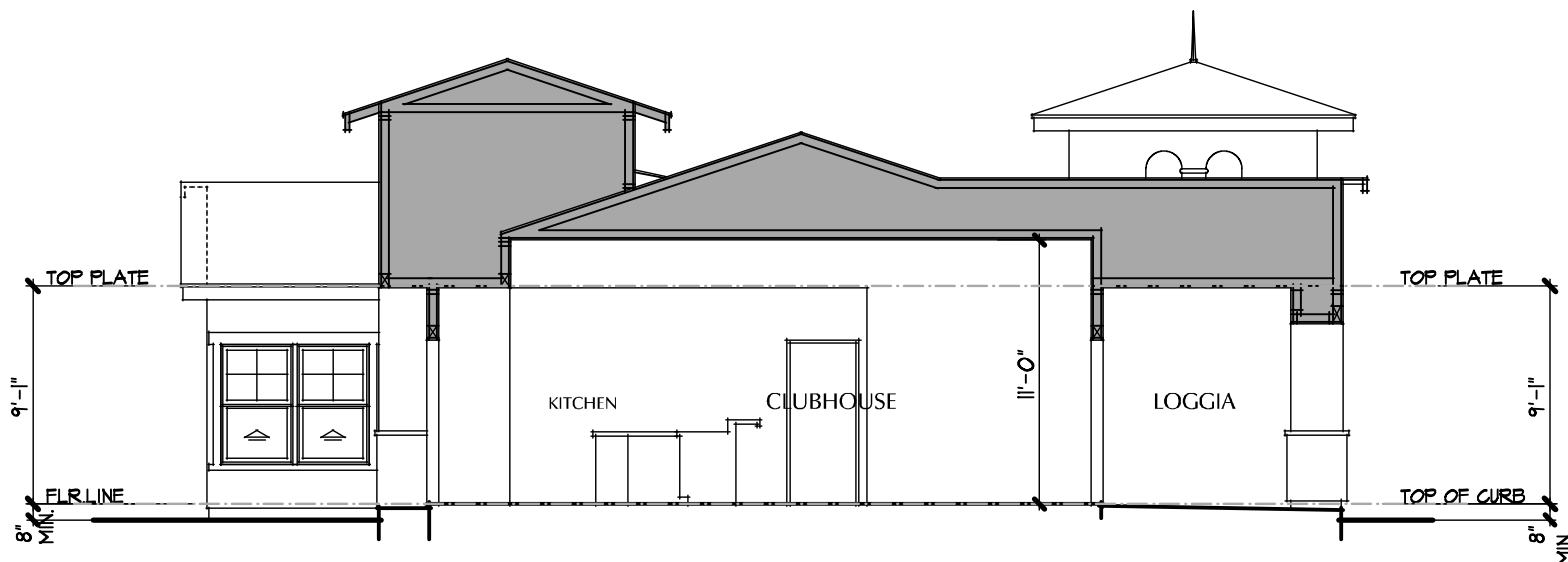


FRONT ELEVATION

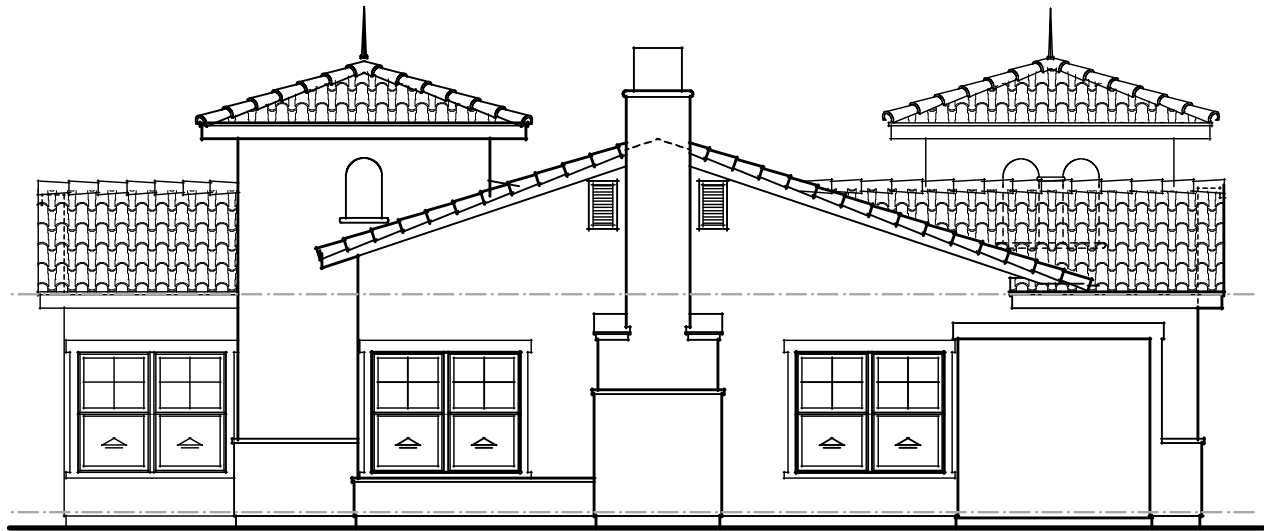


PLAN VIEW
SCALE: 1/8" = 1'-0"

BBQ TRELLIS

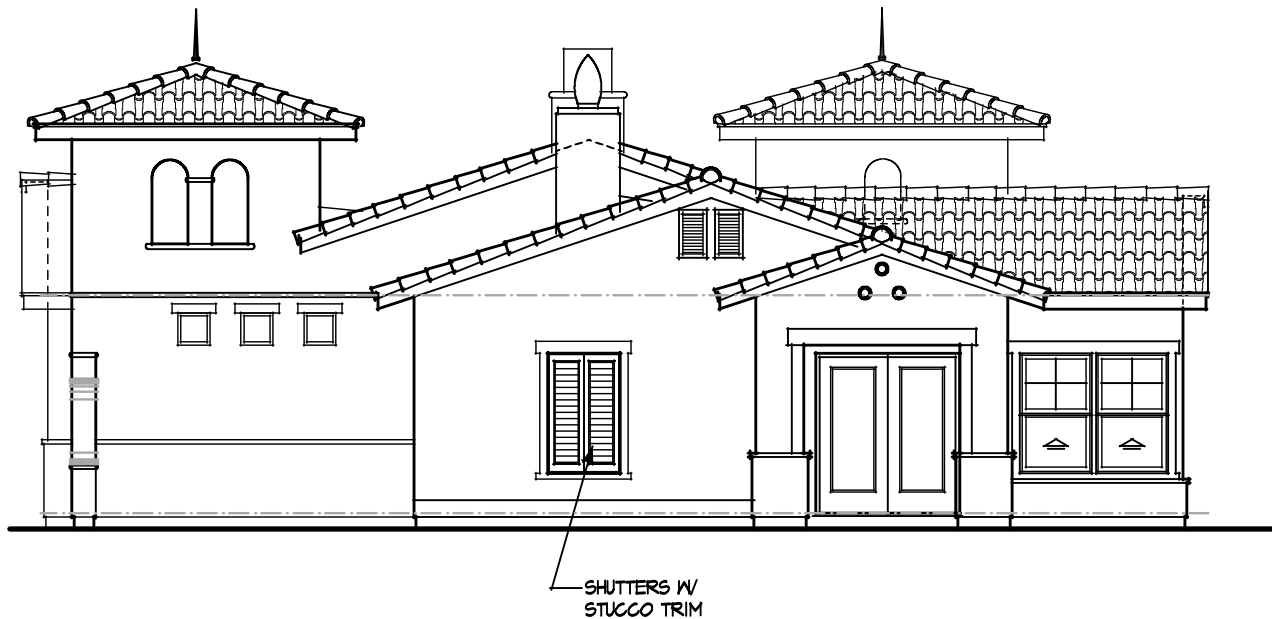


BUILDING SECTION "C-C" SCALE: 1/8" = 1'-0"



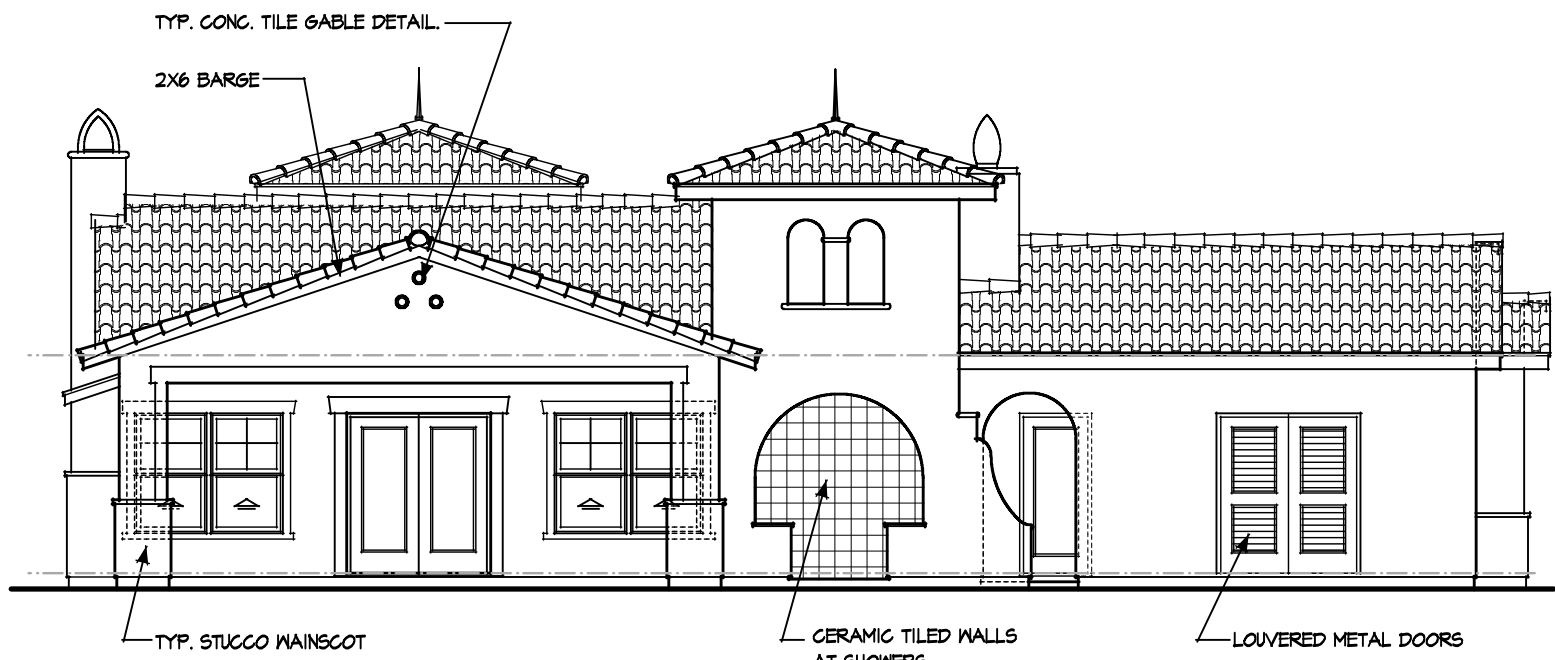
RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



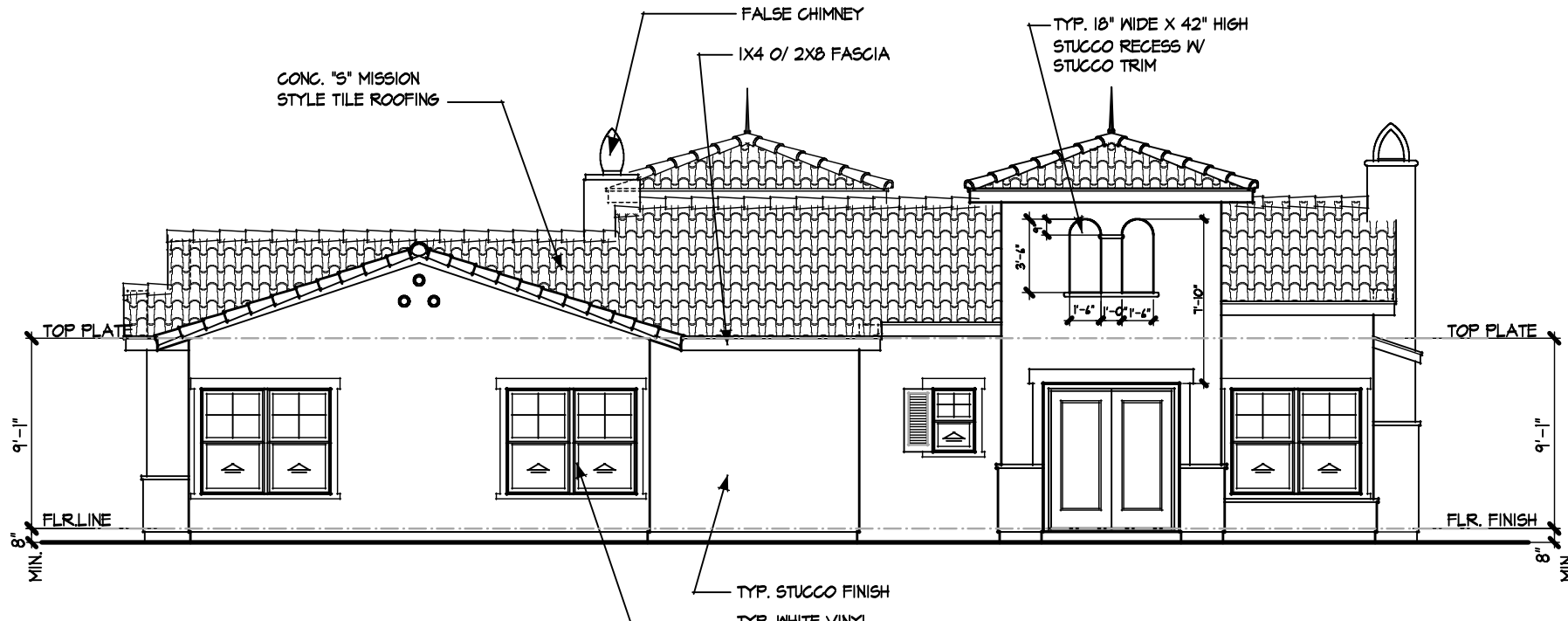
LEFT ELEVATION

SCALE: 1/8" = 1'-0"



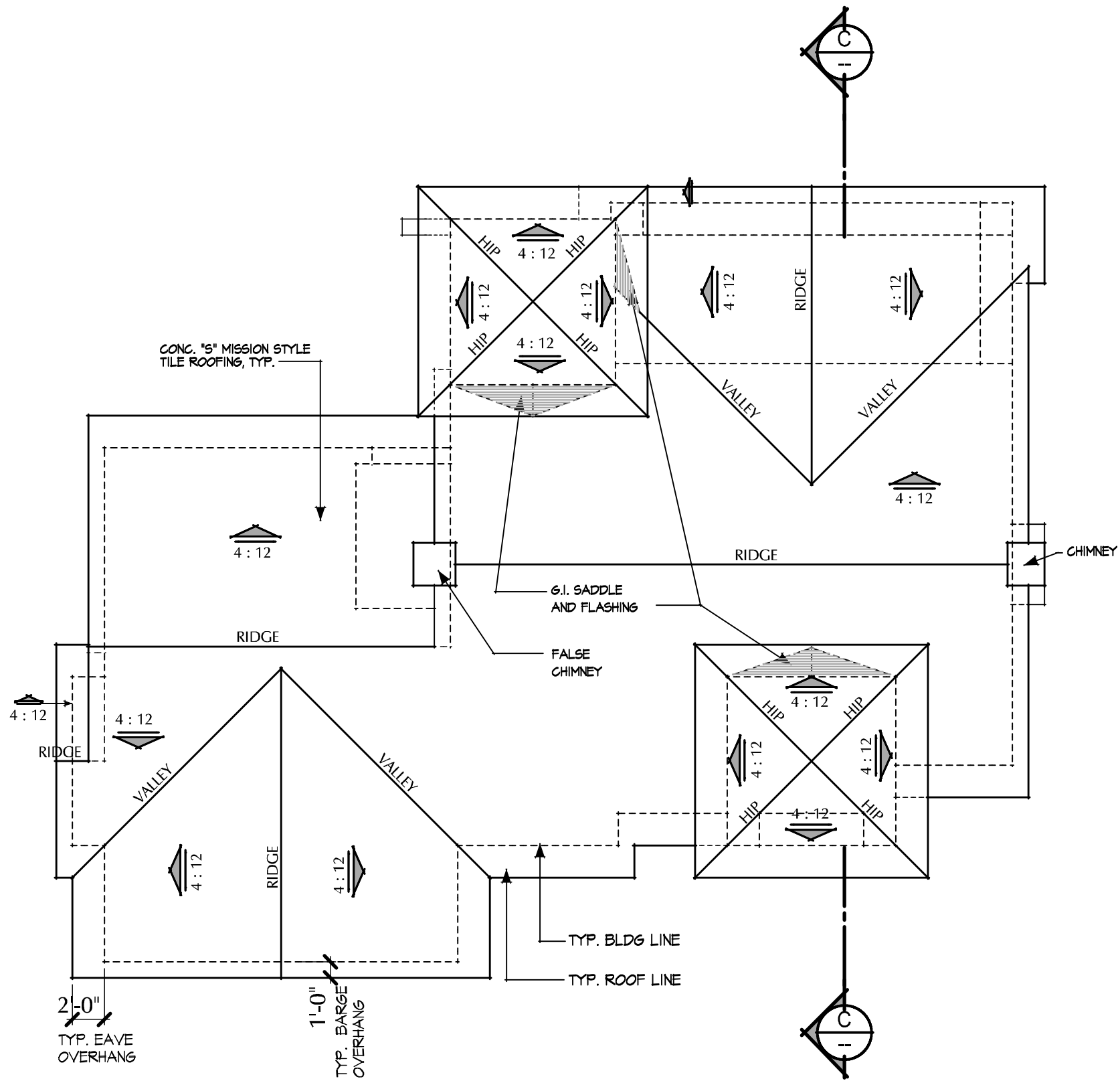
REAR ELEVATION

SCALE: 1/8" = 1'-0"



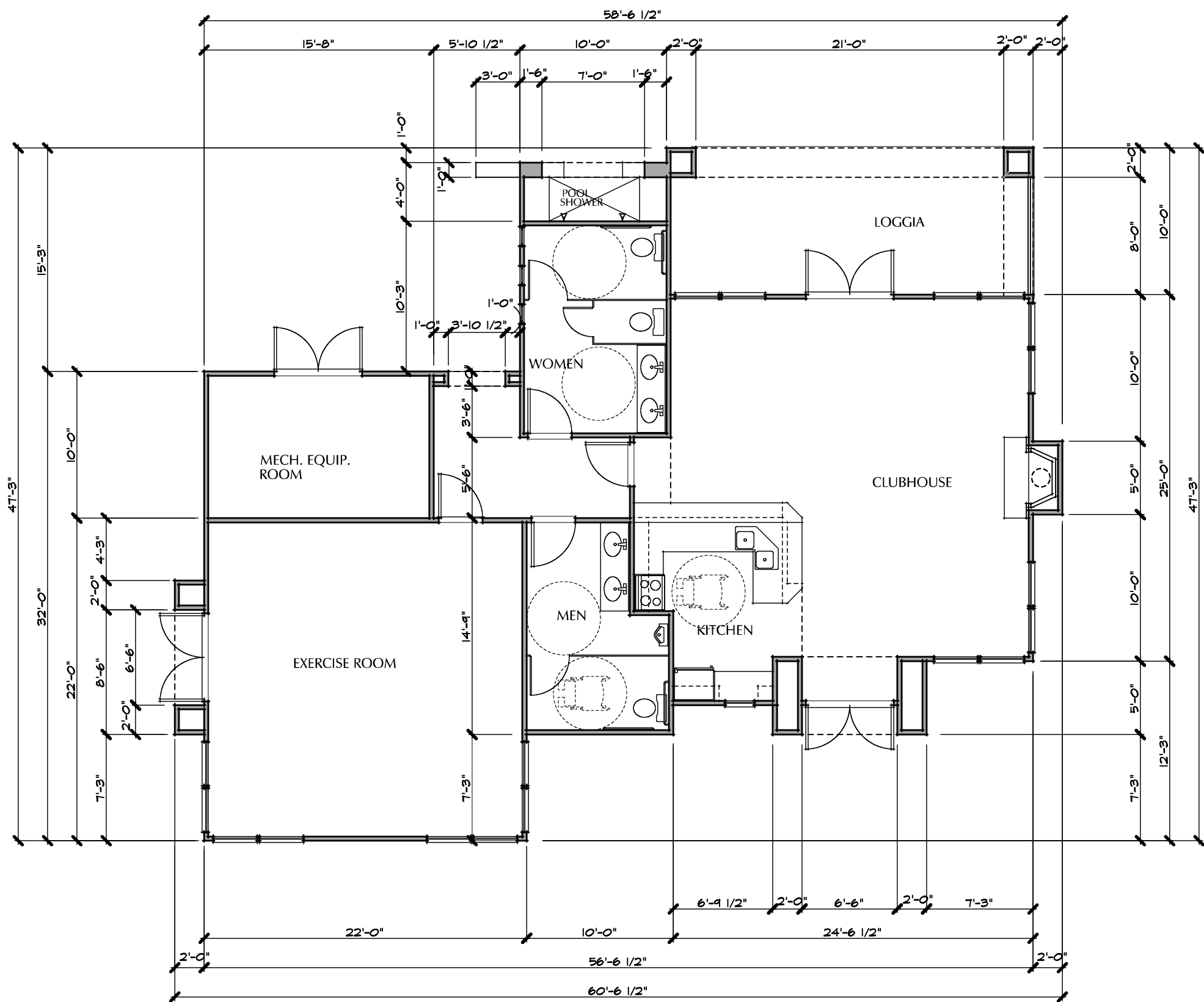
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



ROOF PLAN

SCALE: 1/8" = 1'-0"



FLOOR PLAN

SCALE: 1/8" = 1'-0"

CLUBHOUSE : 1,659 SQ. FT.
LOGGIA : 247 SQ. FT.

GARAGE BLD'G & MAILBOX, REFUSE ENCLOSURES & ENTRY SECURITY GATE

OCCUPANCY GROUP / BLD'G CLASSIFICATION

OCCUPANCY GROUP : R-2 DWELLINGS
U DETACHED GARAGES

CONSTRUCTION TYPE : VA

BUILDING COLORS & FINISHES

ROOFING : EAGLE CO. "S" MISSION STYLE "EL MORADO BLEND"
SHC 8709 CONCRETE TILE ROOFING.

APARTMENT BUILDING :

EXTERIOR FINISH : MERLEX CO. SAND FINISH.

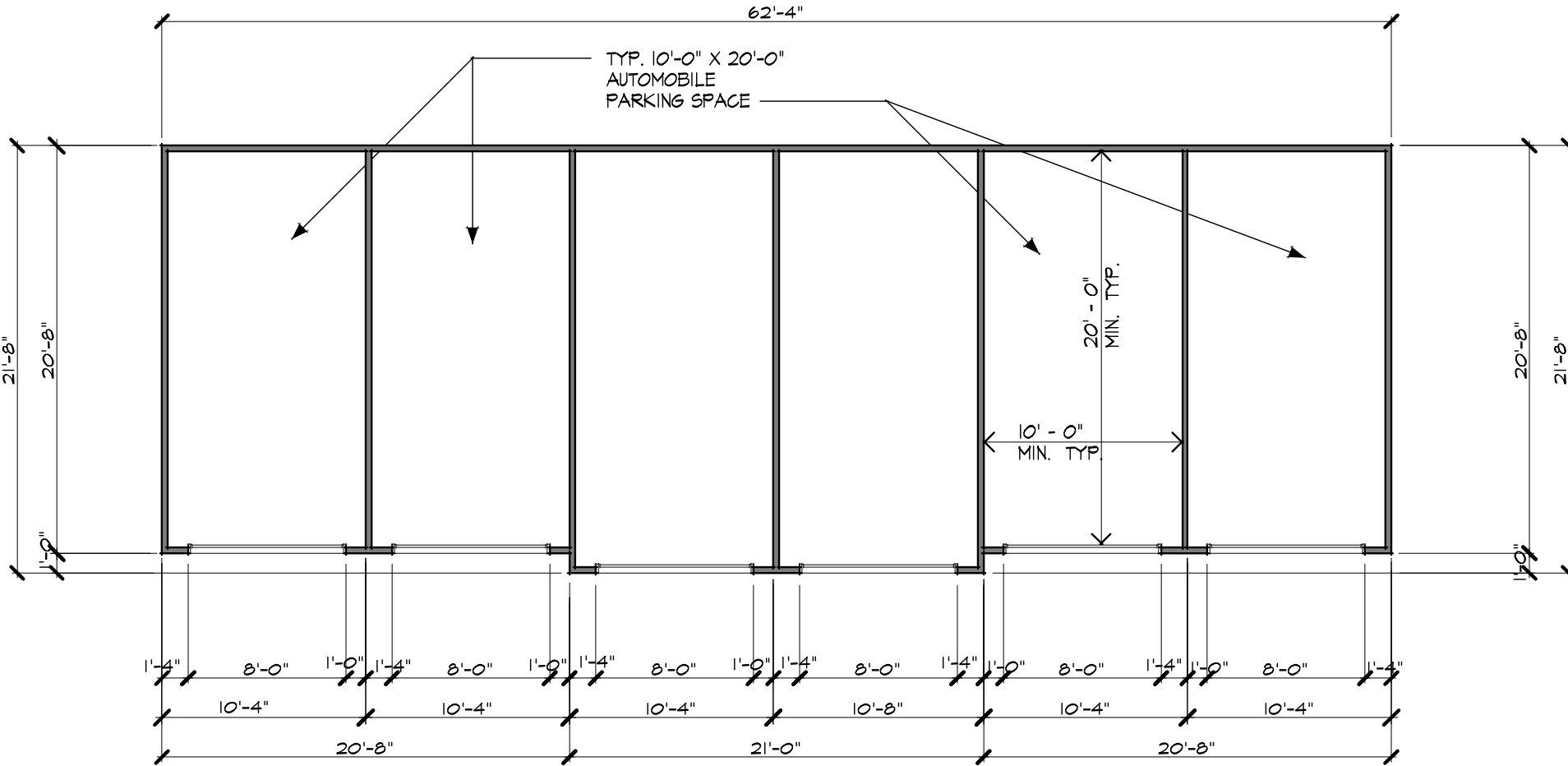
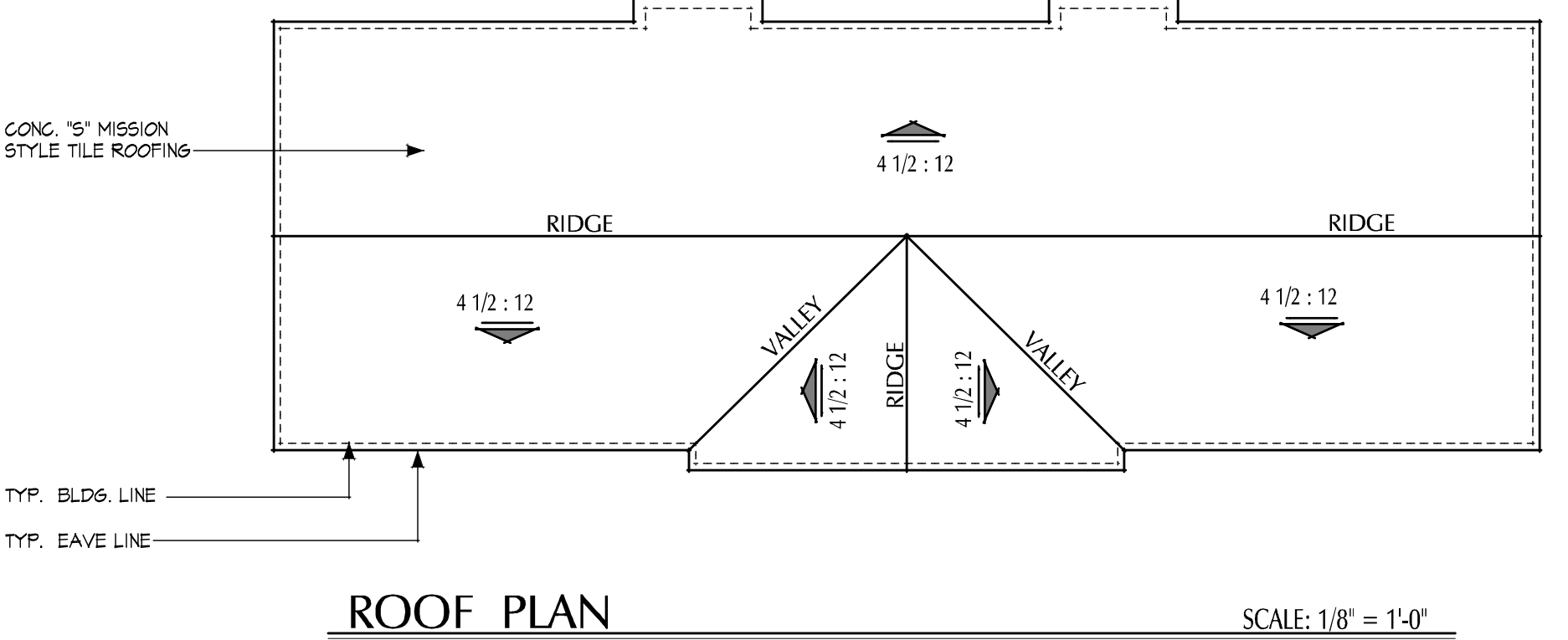
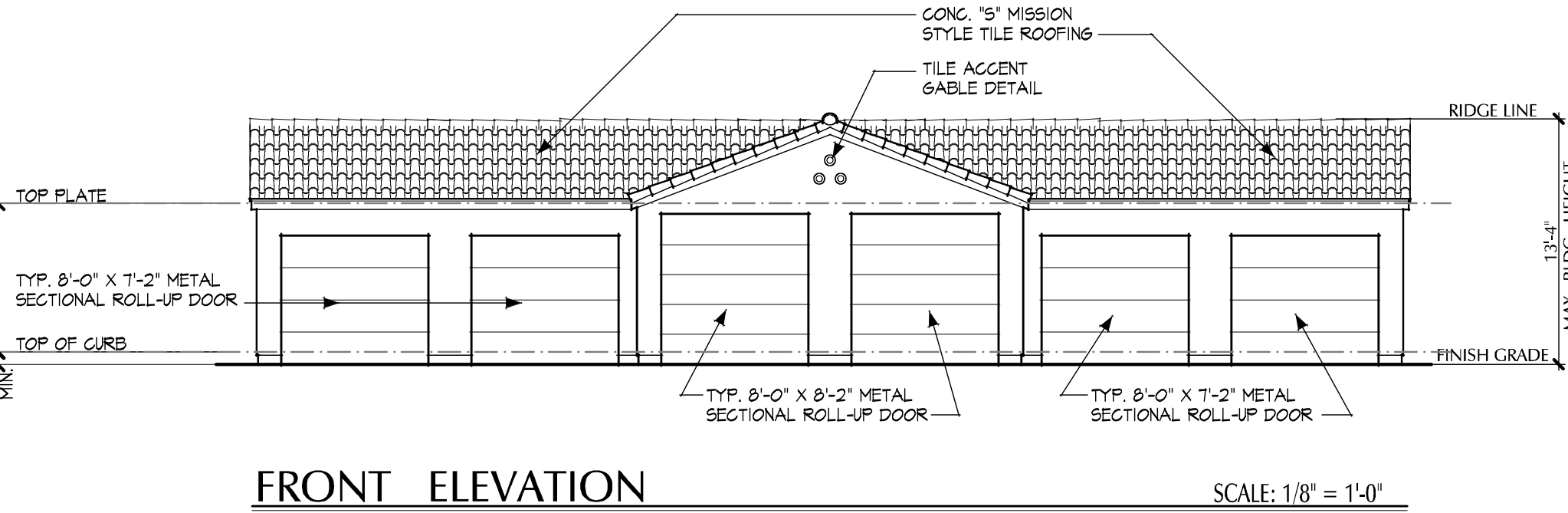
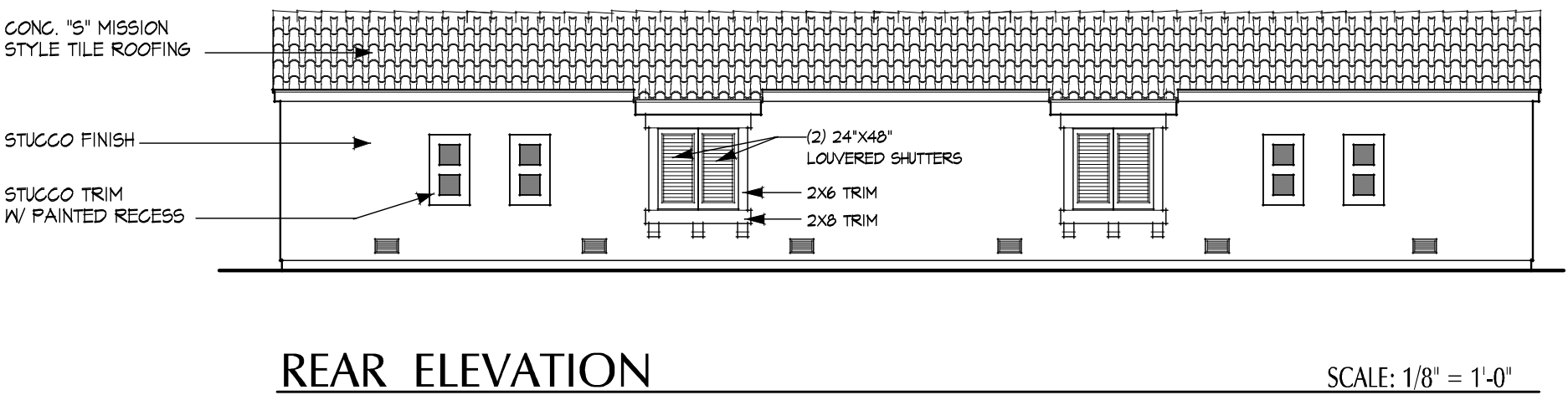
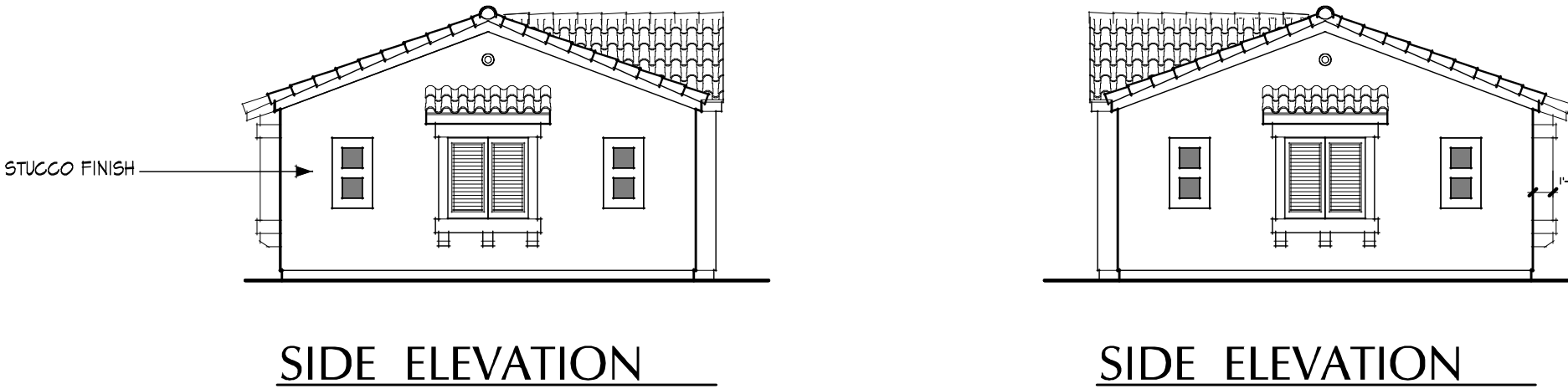
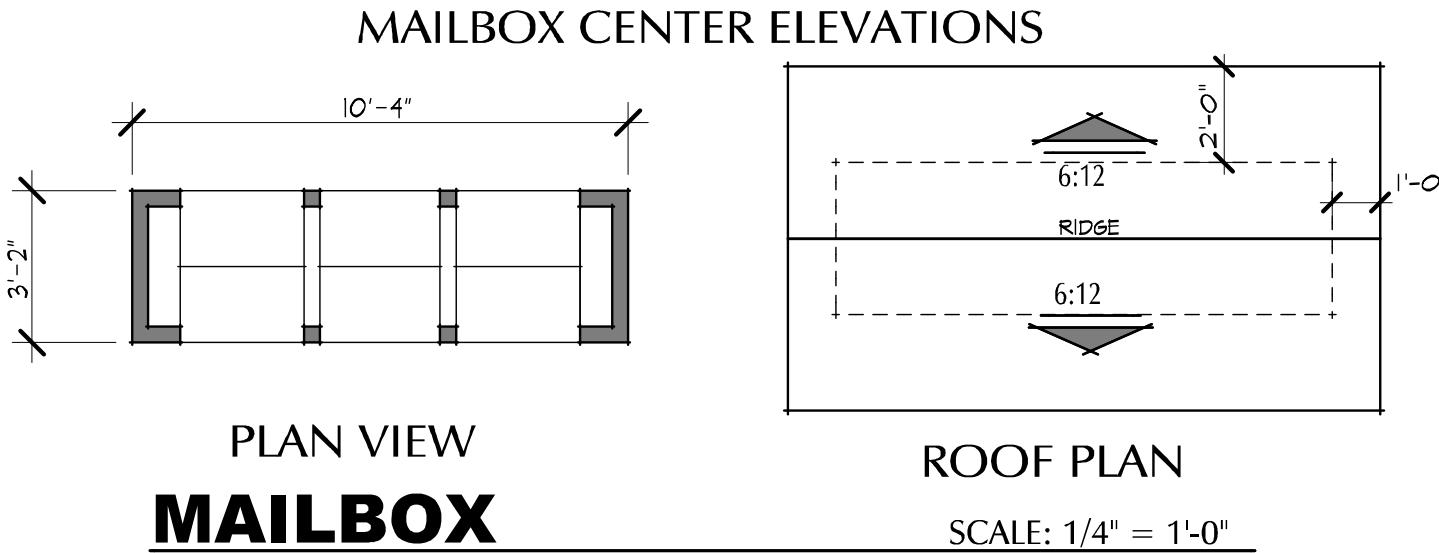
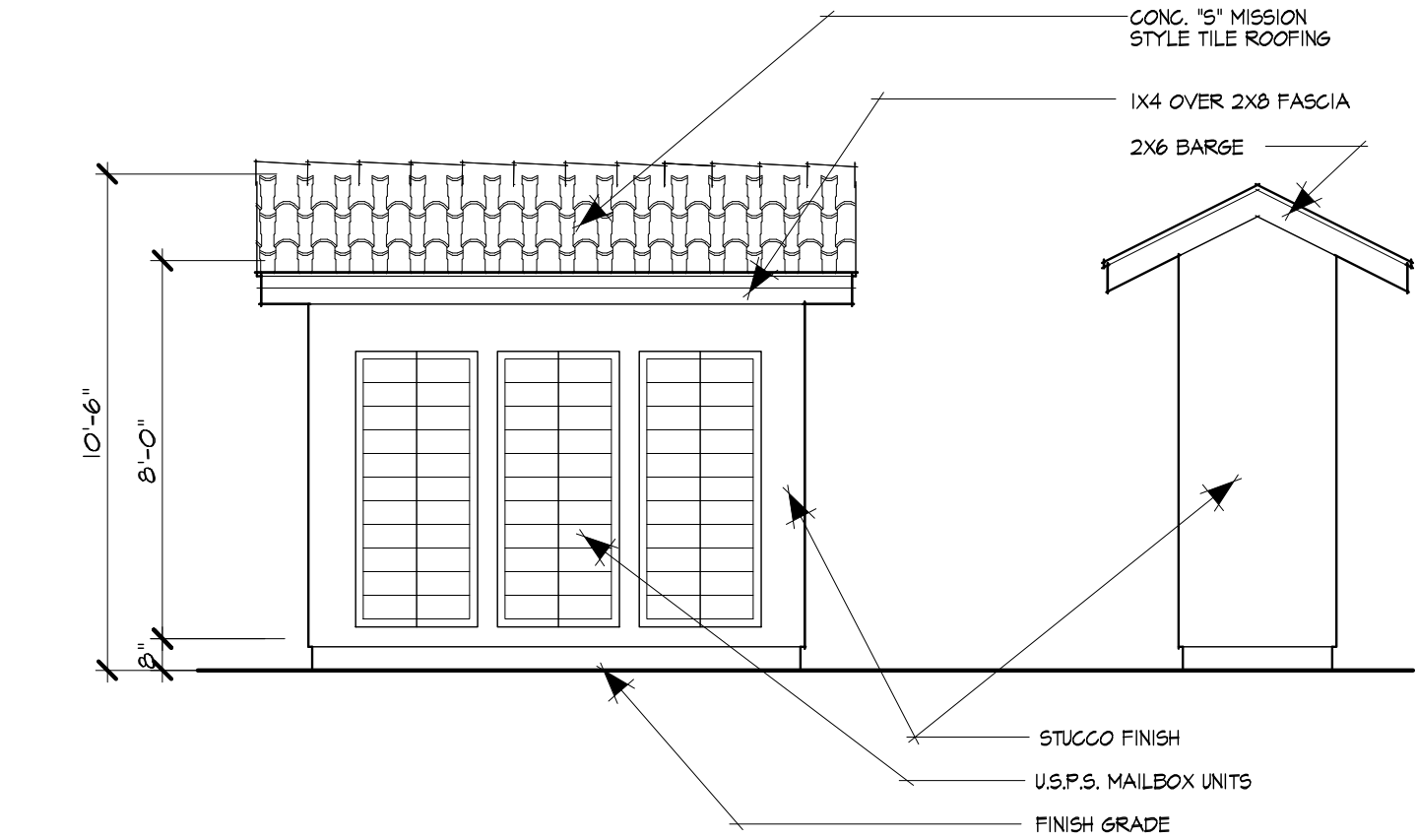
STUCCO COLORS : MAIN BODY COLOR : MERLEX CO. P-255 INDIAN CLAY.
ACCENT STUCCO : MERLEX CO. P-155 MESA BROWN.

PAINTED FINISHES : SOFFIT BEAMS, IRON POOL ENCLOSURE, SECURITY GATE, BBQ & REFUSE TRELLIS BEAMS, REFUSE & GARAGE DOORS, DECK GUARDRAILS, STAIRWAY STRINGERS, WOOD POSTS & STUCCO OVER FOAM TRIMS.
PAINT WITH PITTSBURGH PAINT OBELISK 415-7 LRV 11.

REFUSE ENCLOSURES & GARAGE BUILDINGS : MERLEX CO. P-255 INDIAN CLAY.

SHADING NOTE :

DEEPENING ON WINDOWS ORIENTATIONS AND LANDSCAPE DESIGN, SHADE TREE LOCATIONS BUILDER WILL PROVIDE CANVAS AWNINGS TO PROVIDE SHADE TO SOUTH & WEST FACING WINDOWS.

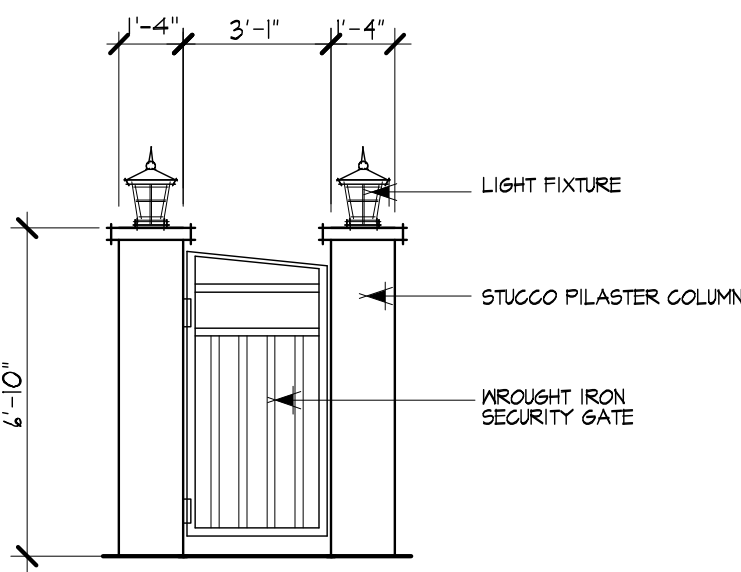


FLOOR PLAN 6 SPACE GARAGE

GARAGE: 1,309 SQ. FT.

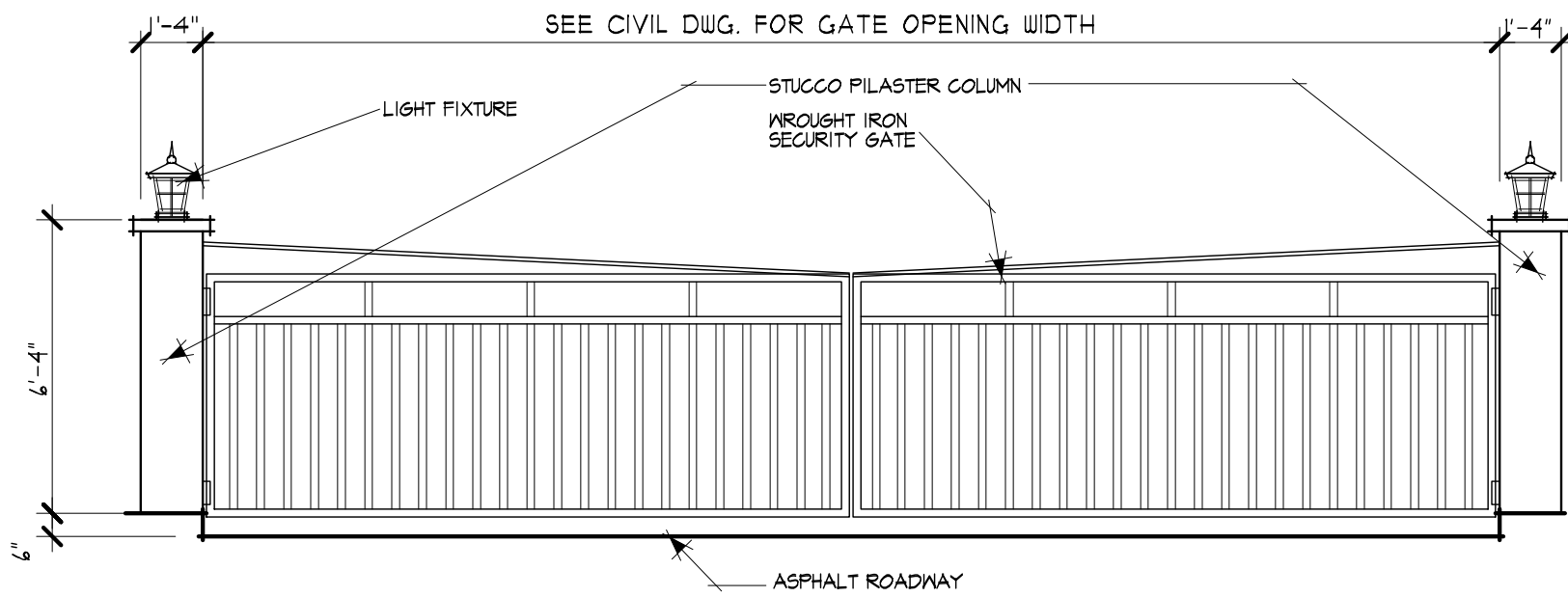
PLAN NOTES :

- EACH RESIDENT GARAGE WILL BE OUTFITTED WITH A 220V OUTLET FOR ELECTRIC VEHICLE CHARGING.
- FOR GUEST FAST CHARGING EV STATIONS, REFER TO CIVIL ENGINEER'S SITE PLAN.



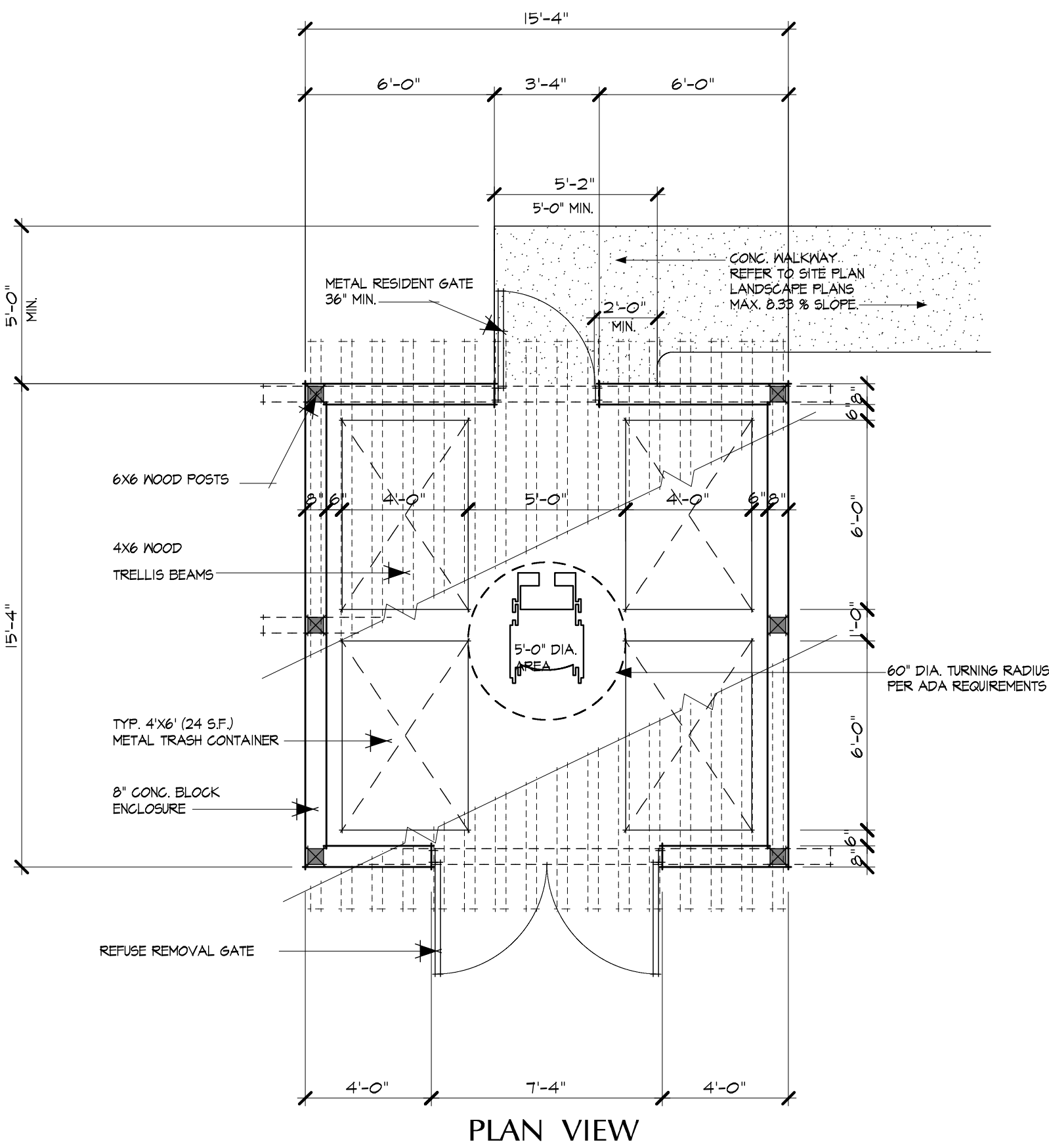
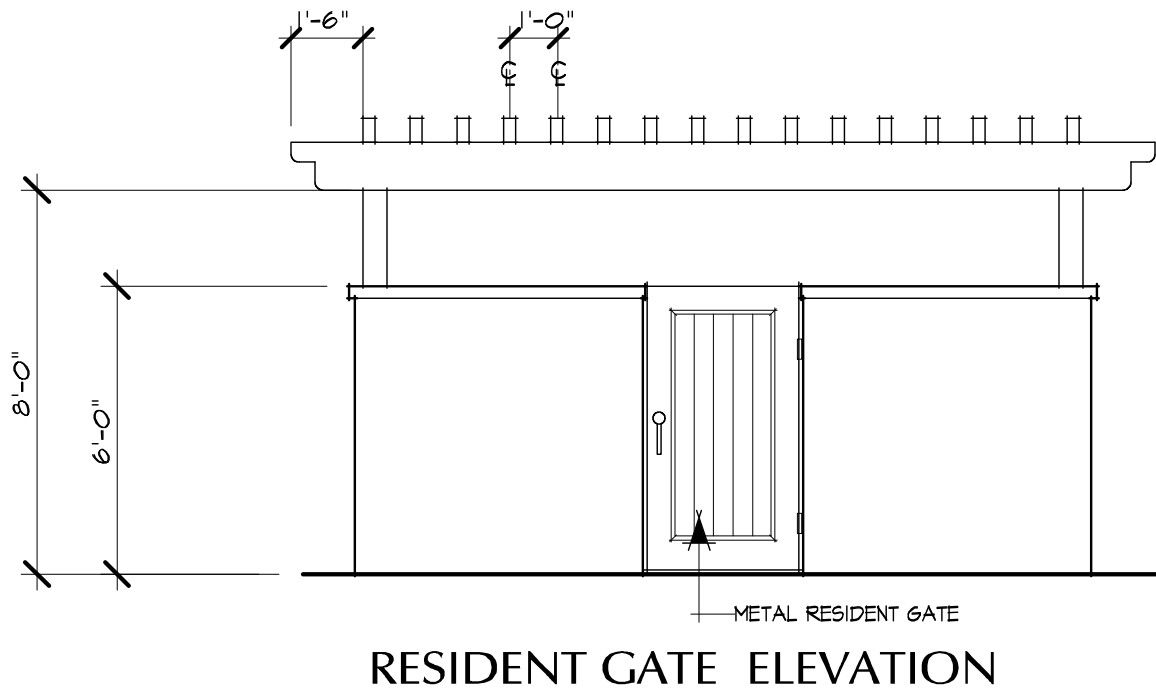
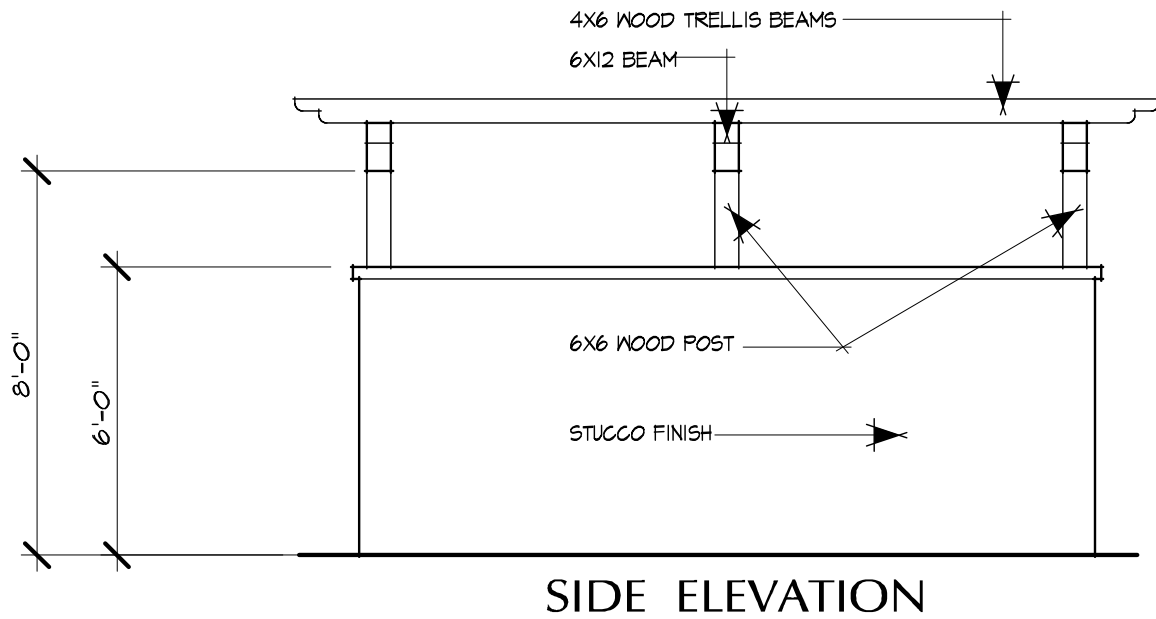
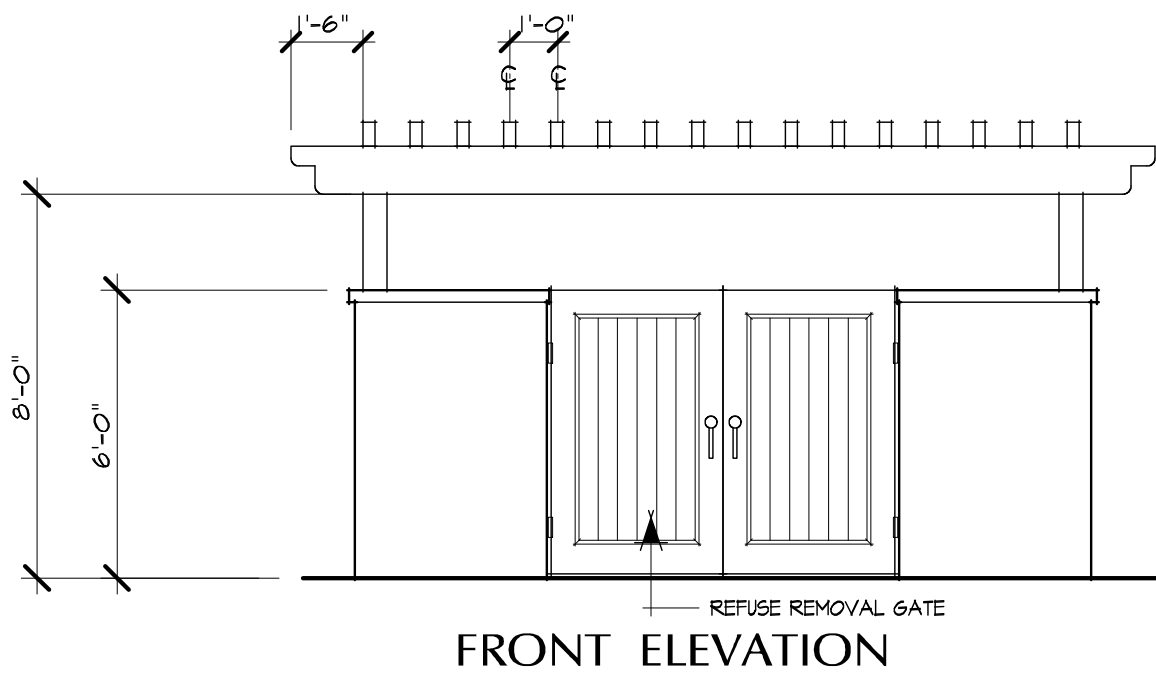
PEDESTRIAN GATE

SCALE: 1/4" = 1'-0"



SECURITY GATE

SCALE: 1/4" = 1'-0"



REFUSE / RECYCLE ENCLOSURE

SCALE: 1/4" = 1'-0"

JOB NUMBER

2014-VS

DATE

7/29/2015

SHEET TITLE

GARAGE BLDG.
REFUSE ENCLOSURE
MAIL BOX, CAR PORT
ENTRY SECURITY GATE

REVISIONS

SHEET NO

A.9

CARPORTS

OCCUPANCY GROUP / BLD'G CLASSIFICATION

OCCUPANCY GROUP : R-2 DWELLINGS
U DETACHED GARAGES

CONSTRUCTION TYPE : VA

BUILDING COLORS & FINISHES

ROOFING : EAGLE CO. "S" MISSION STYLE "EL MORADO BLEND"
SHC 8709 CONCRETE TILE ROOFING.

APARTMENT BUILDING :

EXTERIOR FINISH : MERLEX CO. SAND FINISH.

STUCCO COLORS : MAIN BODY COLOR : MERLEX CO. P-255 INDIAN CLAY.
ACCENT STUCCO : MERLEX CO. P-155 MESA BROWN.

PAINTED FINISHES : SOFFIT BEAMS, IRON POOL ENCLOSURE, SECURITY GATE,
BBQ & REFUSE TRELLIS BEAMS, REFUSE & GARAGE DOORS,
DECK GUARDRAILS, STAIRWAY STRINGERS, WOOD POSTS
& STUCCO OVER FOAM TRIMS.
PAINT WITH PITTSBURGH PAINT OBELISK 415-7 LRV 11.

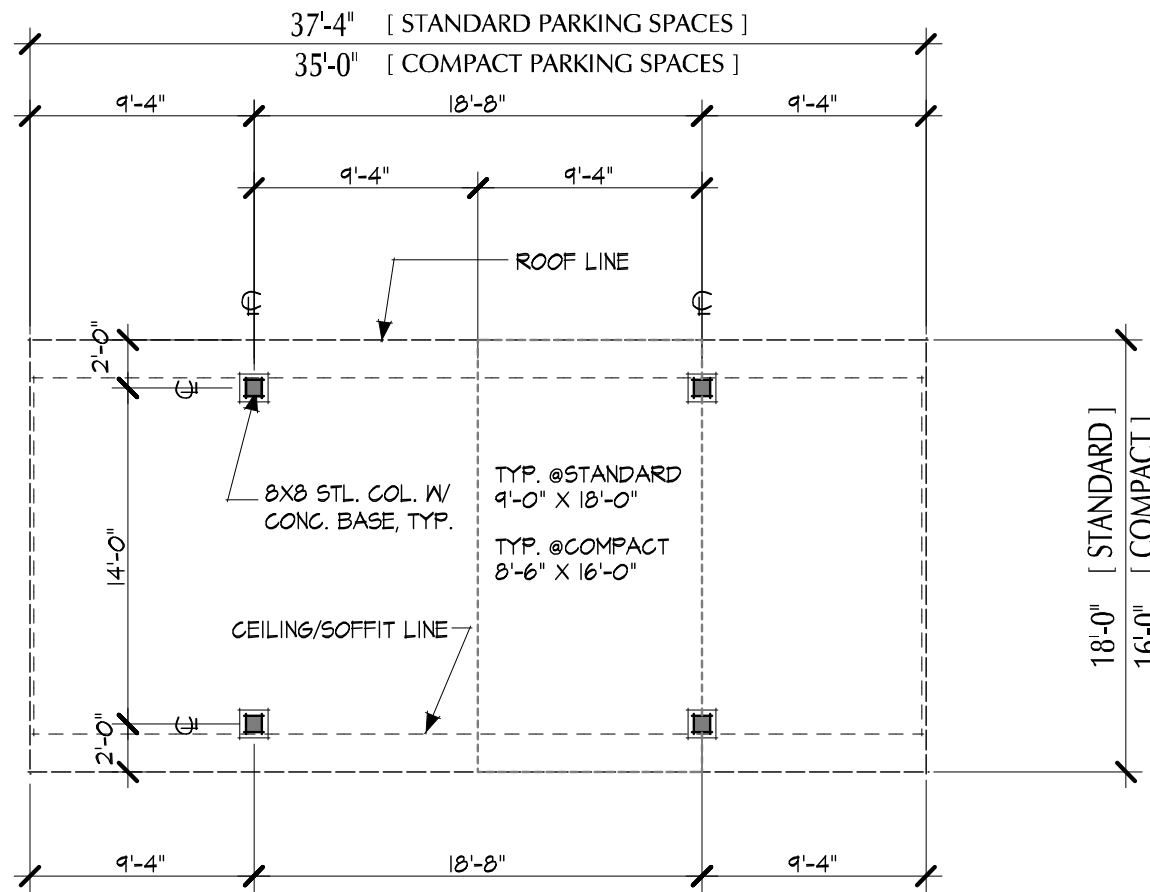
REFUSE ENCLOSURES
& GARAGE BUILDINGS : MERLEX CO. P-255 INDIAN CLAY.

SHADING NOTE :

DEEPENING ON WINDOWS ORIENTATIONS AND
LANDSCAPE DESIGN, SHADE TREE LOCATIONS
BUILDER WILL PROVIDE CANVAS AWNINGS TO
PROVIDE SHADE TO SOUTH & WEST FACING WINDOWS.

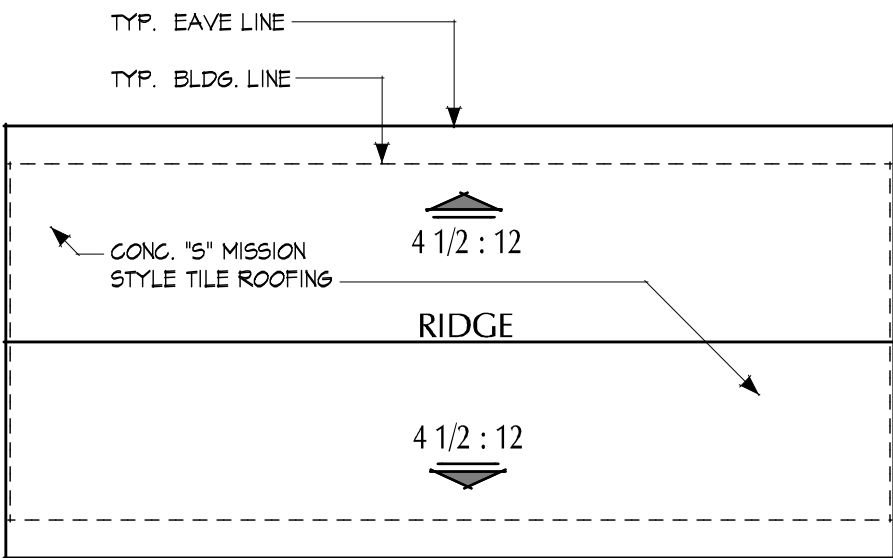
PLAN NOTES :

- EACH RESIDENT GARAGE WILL BE OUTFITTED WITH A 220V OUTLET FOR ELECTRIC VEHICLE CHARGING.
- FOR GUEST FAST CHARGING EV STATIONS, REFER TO CIVIL ENGINEER'S SITE PLAN.



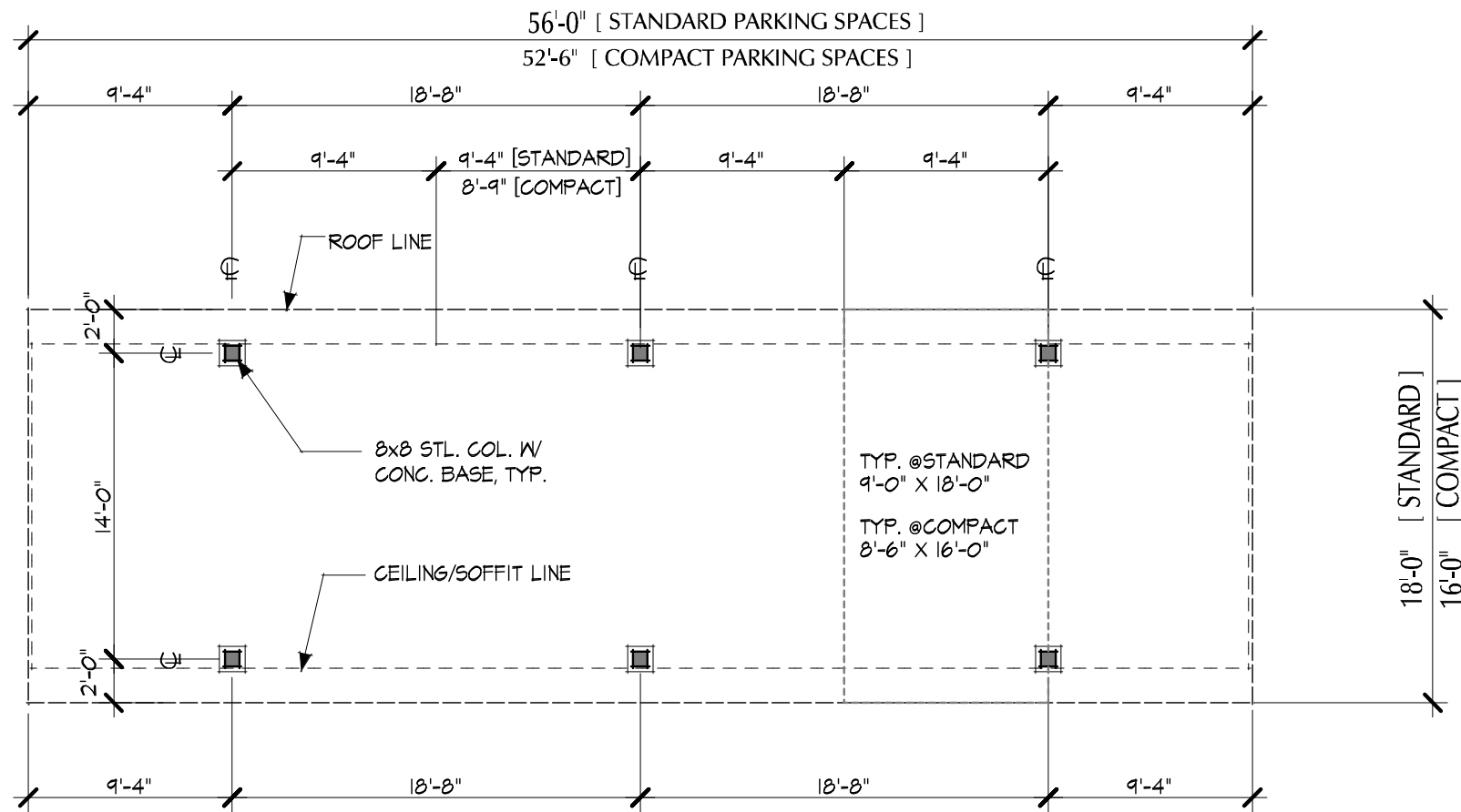
CARPORT - 4 CAR SPACES

STANDARD: 672 SQ. FT. SCALE: 1/8" = 1'-0"
COMPACT 565 SQ. FT.



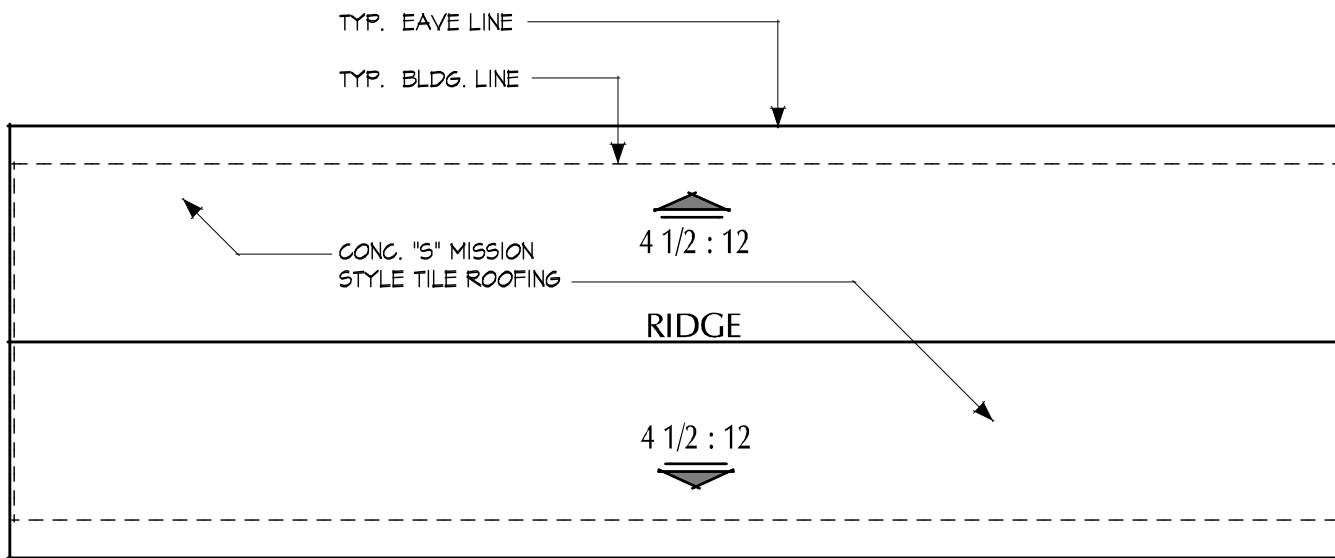
ROOF PLAN

SCALE: 1/8" = 1'-0"



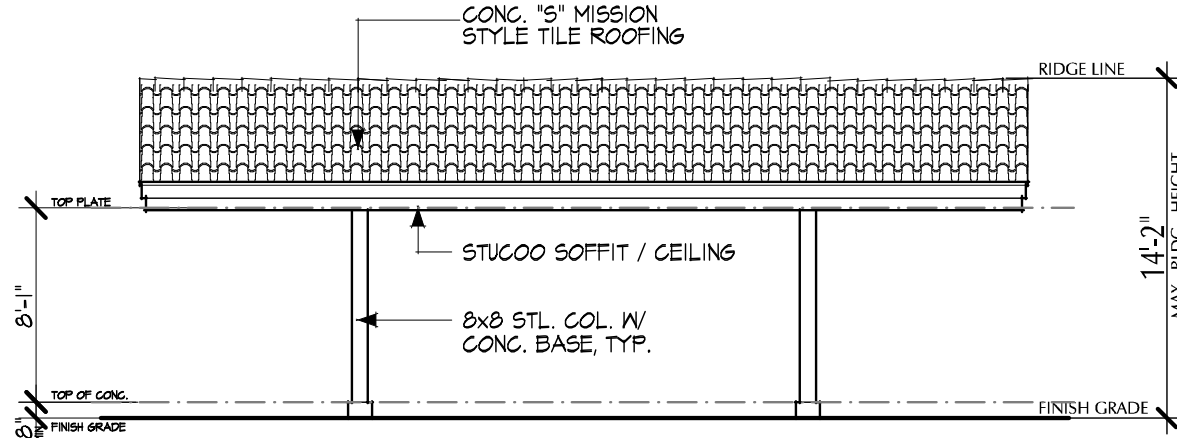
CARPORT - 6 CAR SPACES

STANDARD : 1008 SQ. FT. SCALE: 1/8" = 1'-0"
STANDARD : 848 SQ. FT.



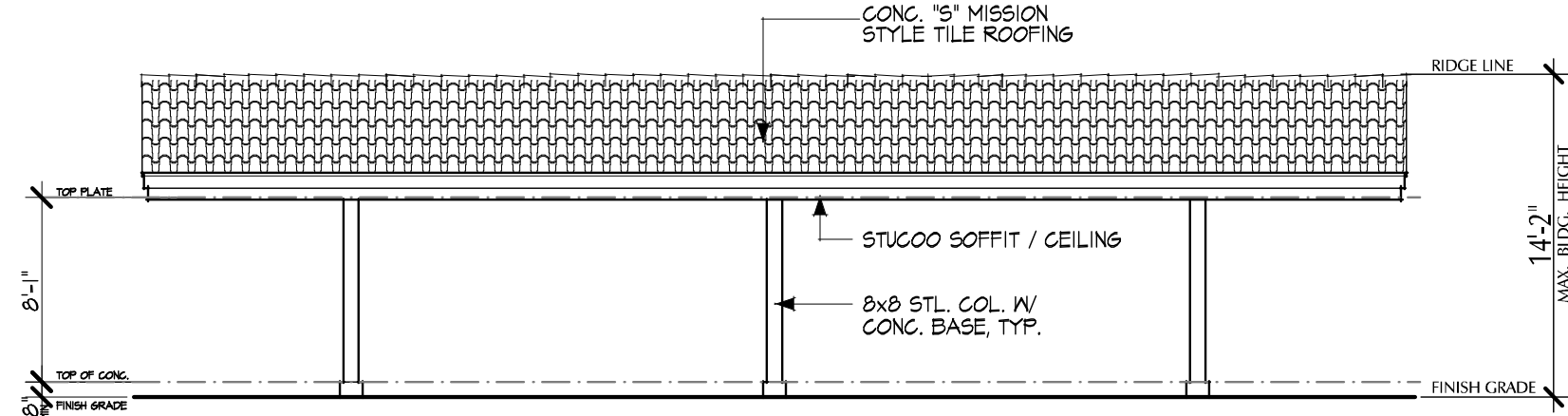
ROOF PLAN

SCALE: 1/8" = 1'-0"



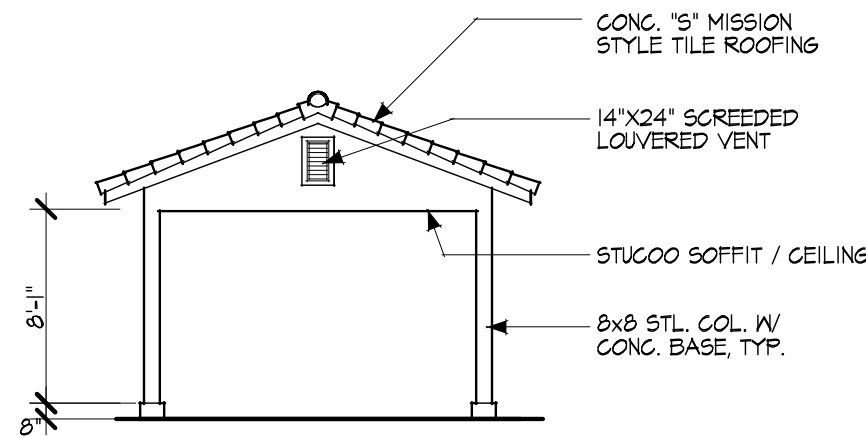
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



SIDE ELEVATION

SCALE: 1/8" = 1'-0"

Attachment G
Colored Arch Elevations

MAIN BUILDING – COLORED RENDERING/ELEVATION – ELIZABETH LANE VIEW



BUILDING TYPE I
ELEVATIONS

OCCUPANCY GROUP / BLD'G CLASSIFICATION
OCCUPANCY GROUP : R-2 DWELLINGS
U DETACHED GARAGES
CONSTRUCTION TYPE : VA

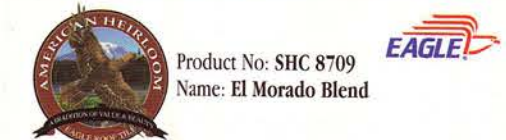
A

B

C

D

E

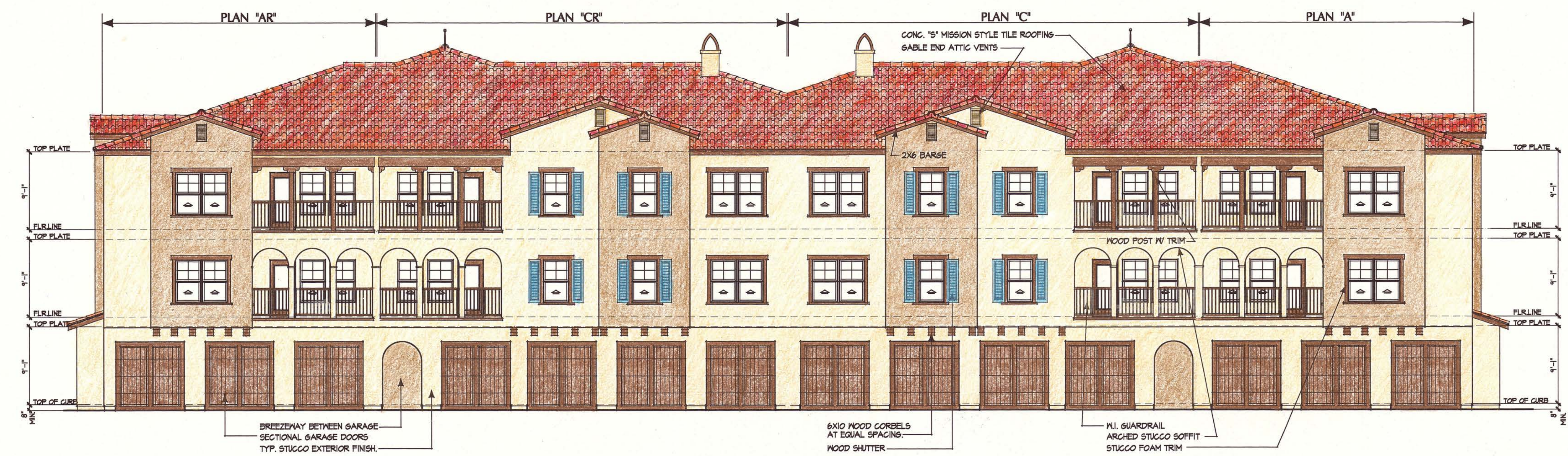


Product No. SHC 8709
Name: El Morado Blend



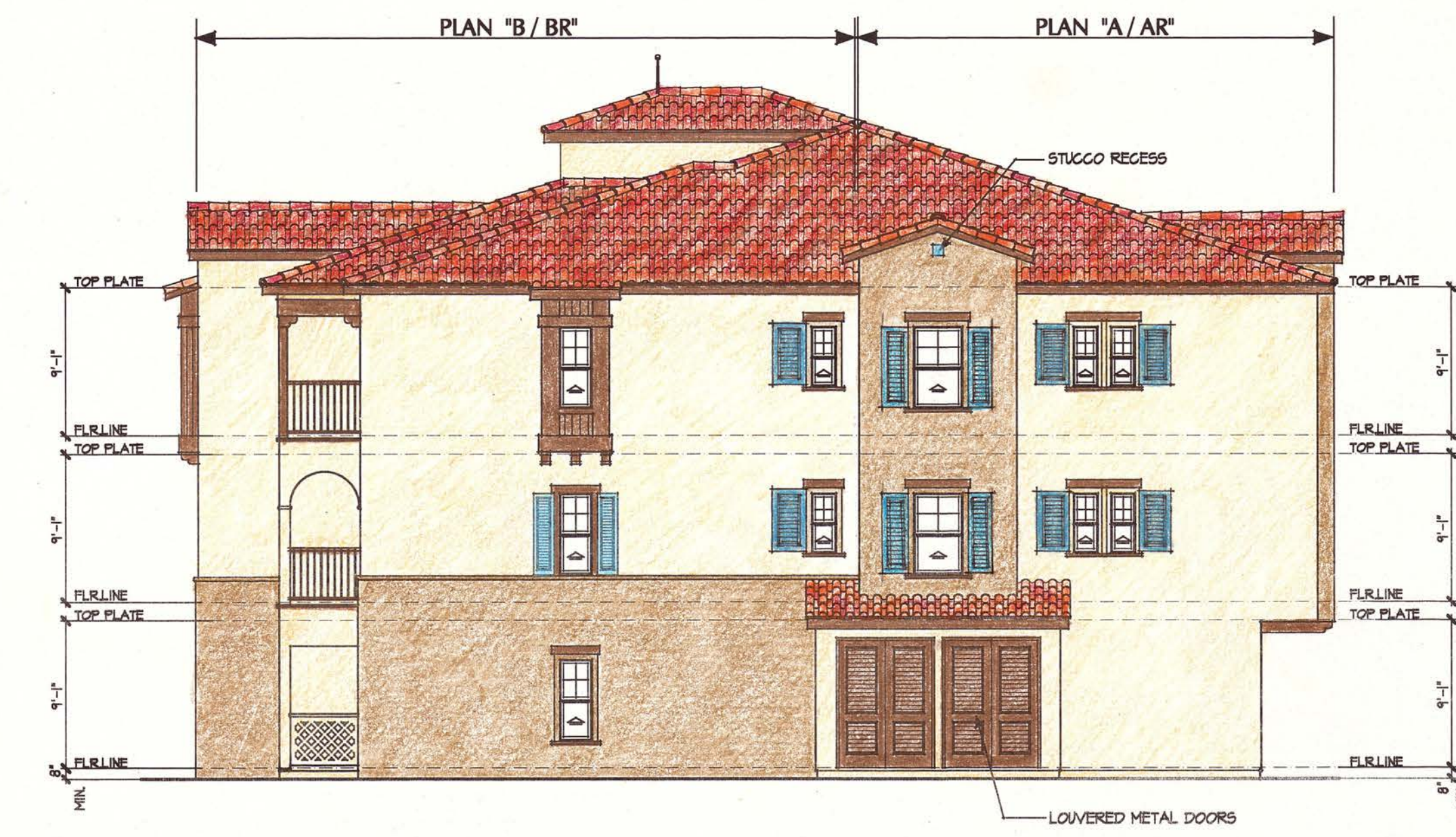
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



SIDE ELEVATION

SCALE: 1/8" = 1'-0"

BUILDING COLORS & FINISHES

- ROOFING : (E) EAGLE CO. "S" MISSION STYLE "EL MORADO BLEND" SHC 8709 CONCRETE TILE ROOFING.
- APARTMENT BUILDING :
EXTERIOR FINISH : MERLEX CO. SAND FINISH.
- STUCCO COLORS :
(A) MAIN BODY COLOR : MERLEX CO. P-225 INDIAN CLAY.
(B) ACCENT STUCCO : MERLEX CO. P-155 MESA BROWN.
- PAINTED FINISHES :
(C) SOFFIT BEAMS, IRON POOL ENCLOSURE, SECURITY GATE, BBQ & REFUSE TRELLIS BEAMS, REFUSE & GARAGE DOORS, DECK GUARDRAILS, STAIRWAY STRINGERS, WOOD POSTS & STUCCO OVER FOAM TRIMS. PAINT WITH PITTSBURGH PAINT OBELISK 415-7 LRV 11.
(D) PITTSBURGH PAINT AMERICAN ANTHEM 451-4 LRV 29.
- ENTRY DOORS :
REFUSE ENCLOSURES & GARAGE BUILDINGS (A) MERLEX CO. P-255 INDIAN CLAY.
- WINDOWS & SLIDING DOORS : MILGUARD DUAL GLAZED WHITE VINYL UNITS.
- STAIR TREADS : PRECAST NATURAL CONCRETE COLOR (GRAY).

ADKVAS

GR O J P

DESIGNERS & PLANNERS ■ 647 CAMINO DE LOS MARES ■ SUITE 208 ■ SAN CLEMENTE, CA 92663 ■ (949) 240 6381

VILLA SIENA APARTMENT HOMES 170 Unit Apartment Project
PRIELIPP ROAD, WILDOMAR, CALIFORNIA
DEVELOPED BY: EAGLE MULTIFAMILY PROPERTIES, LLC
6201 OAK CANYON SUITE 250 IRVINE, CA 92618
TEL : (949) 270-7781

JOB NUMBER
2013-VS

DATE
7/29/2015

SHEET TITLE
BLDG. TYPE - I
EXTERIOR ELEVATIONS
COLOR & MATERIALS

REVISIONS

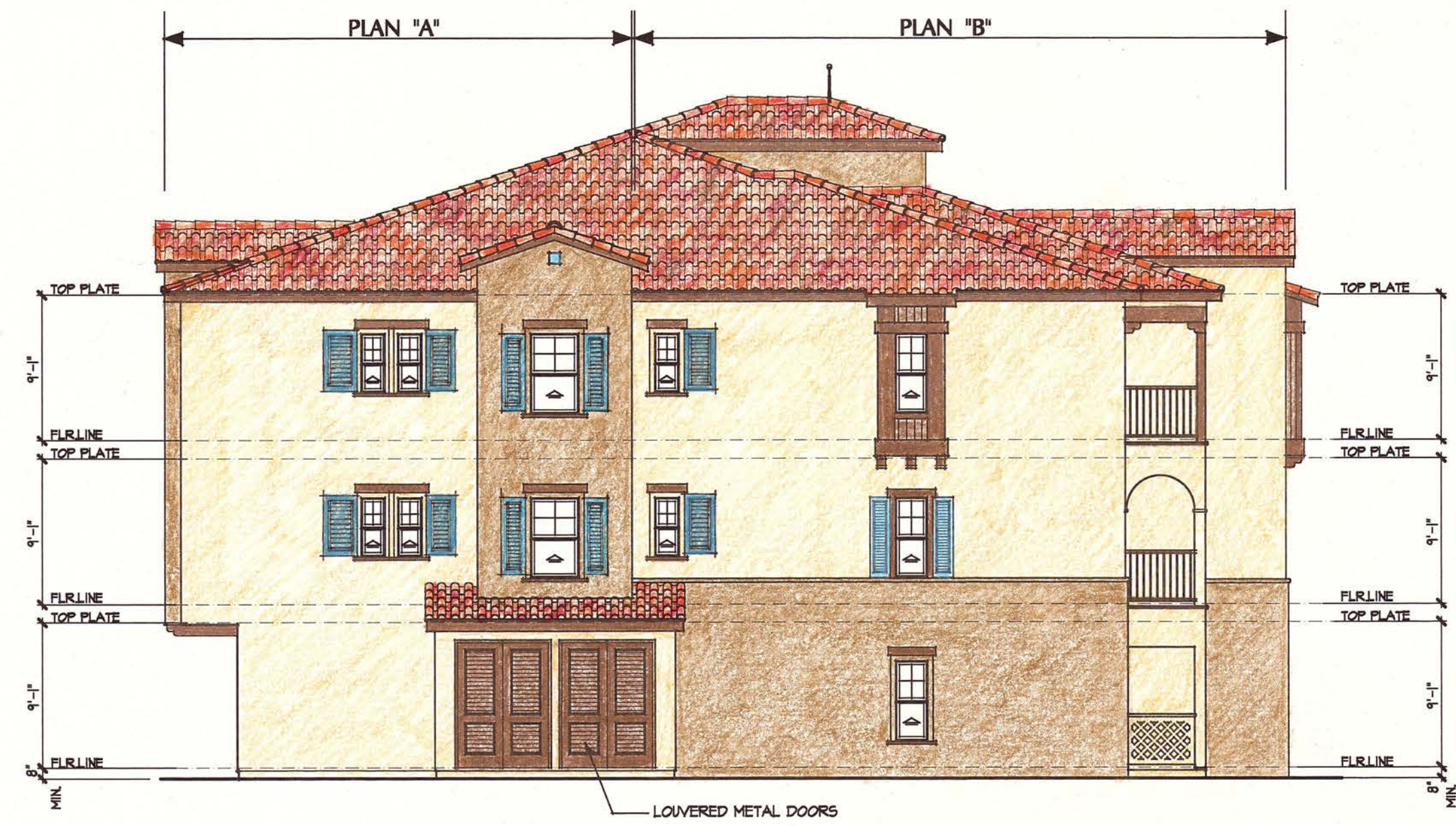
SHEET NO
C1

print date: 1/28/2015

BUILDING TYPE II
ELEVATIONS
BLDG. SECTION

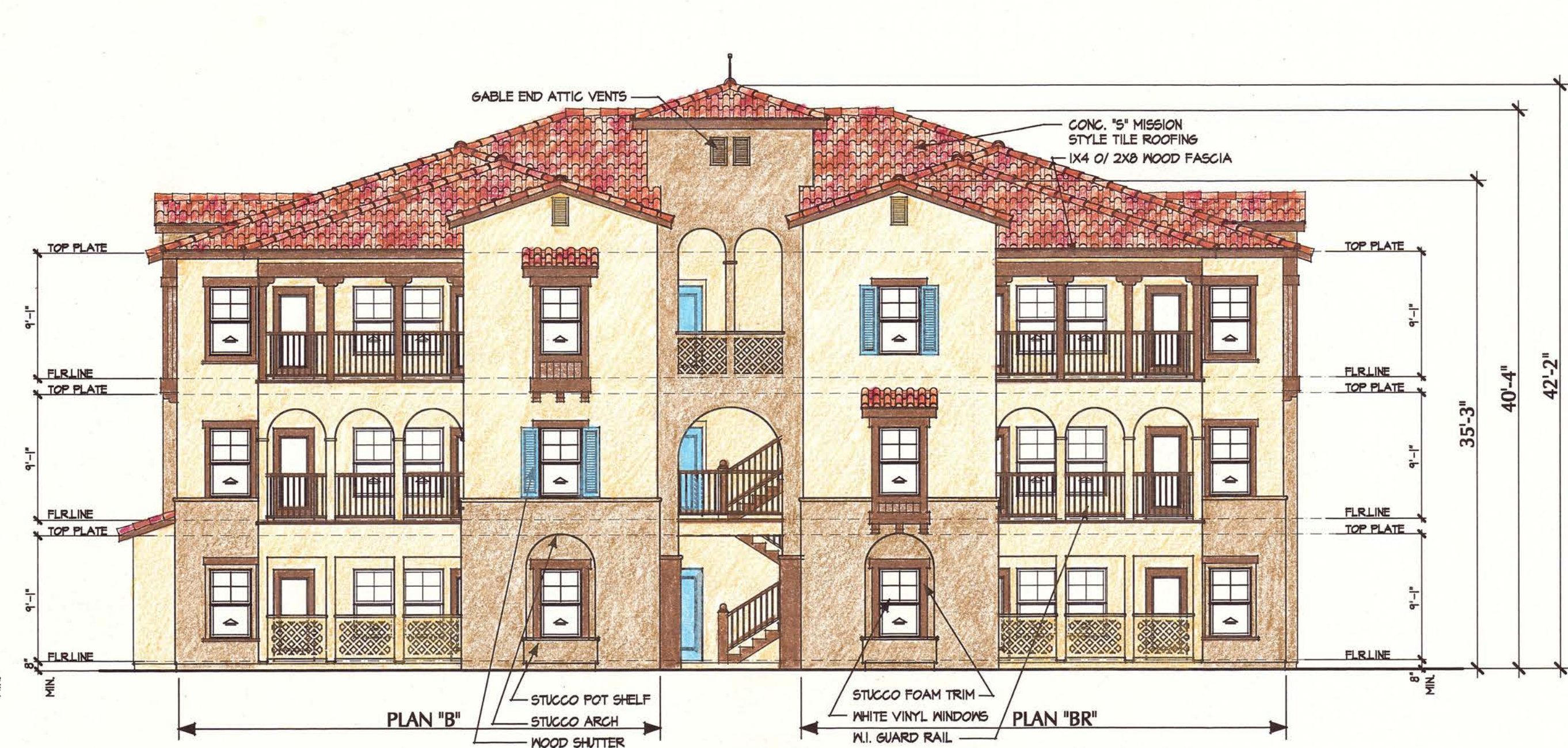
OCCUPANCY GROUP / BLD'G CLASSIFICATION
OCCUPANCY GROUP : R-2 DWELLINGS
U DETACHED GARAGES

CONSTRUCTION TYPE : VA



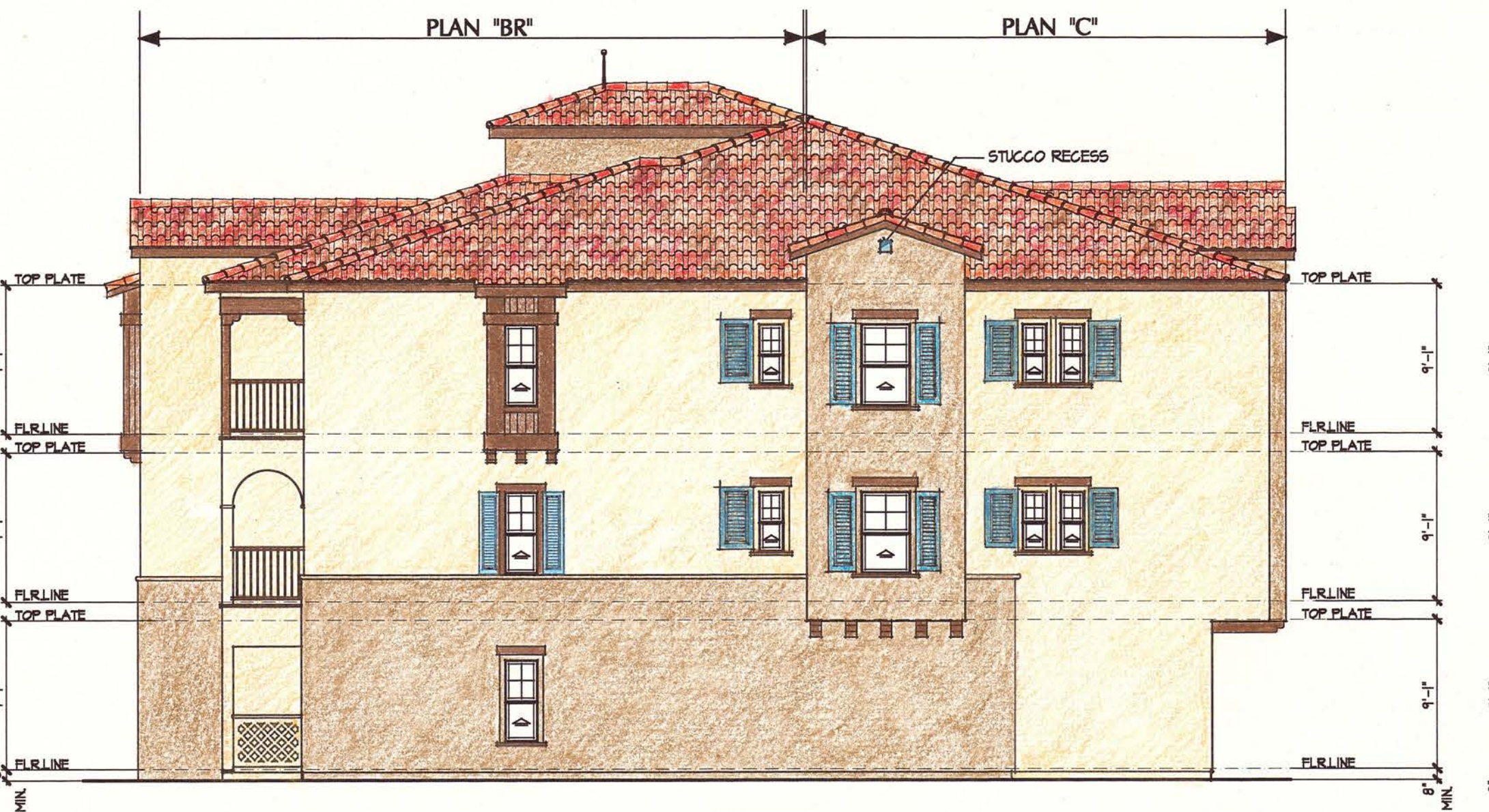
LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



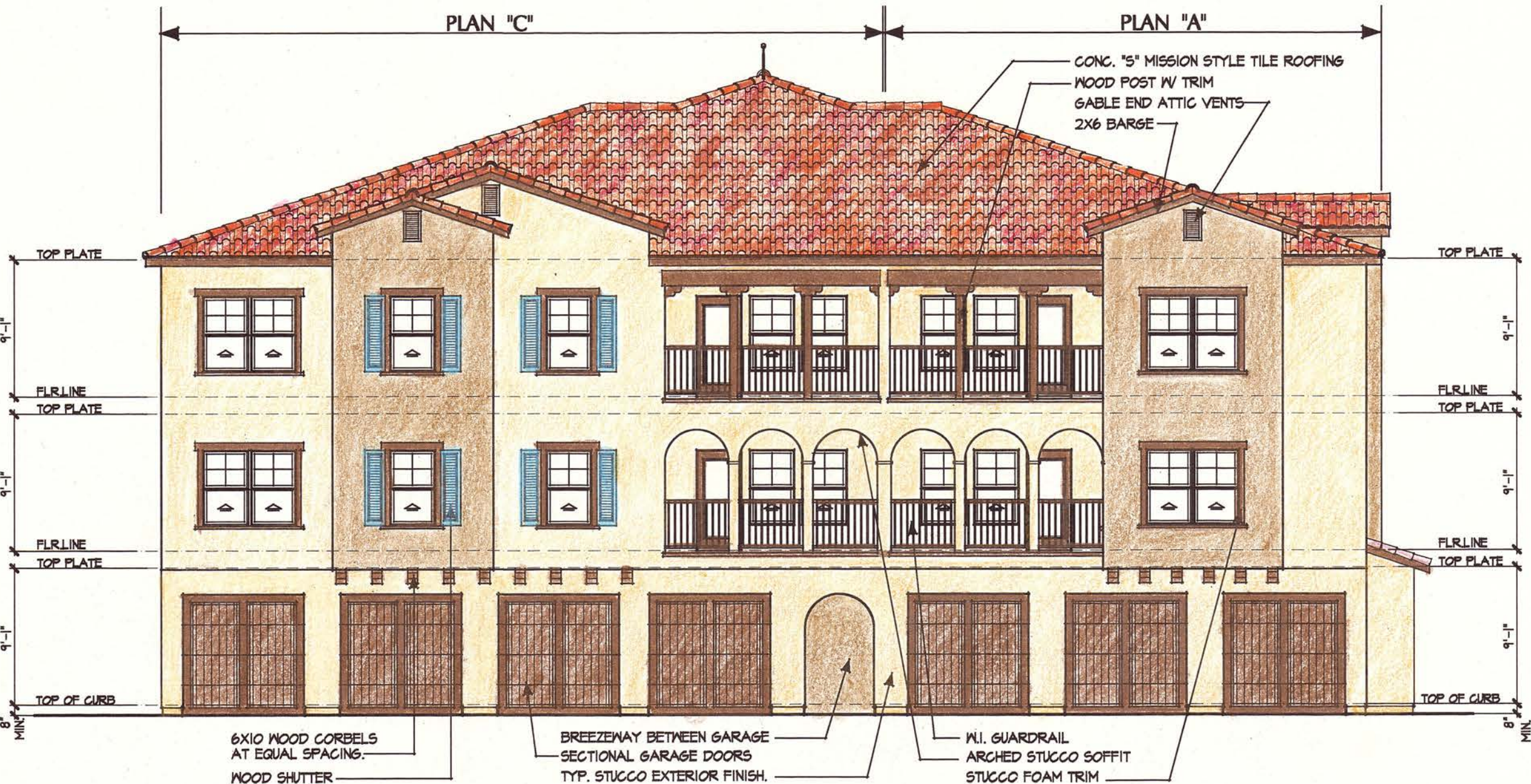
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



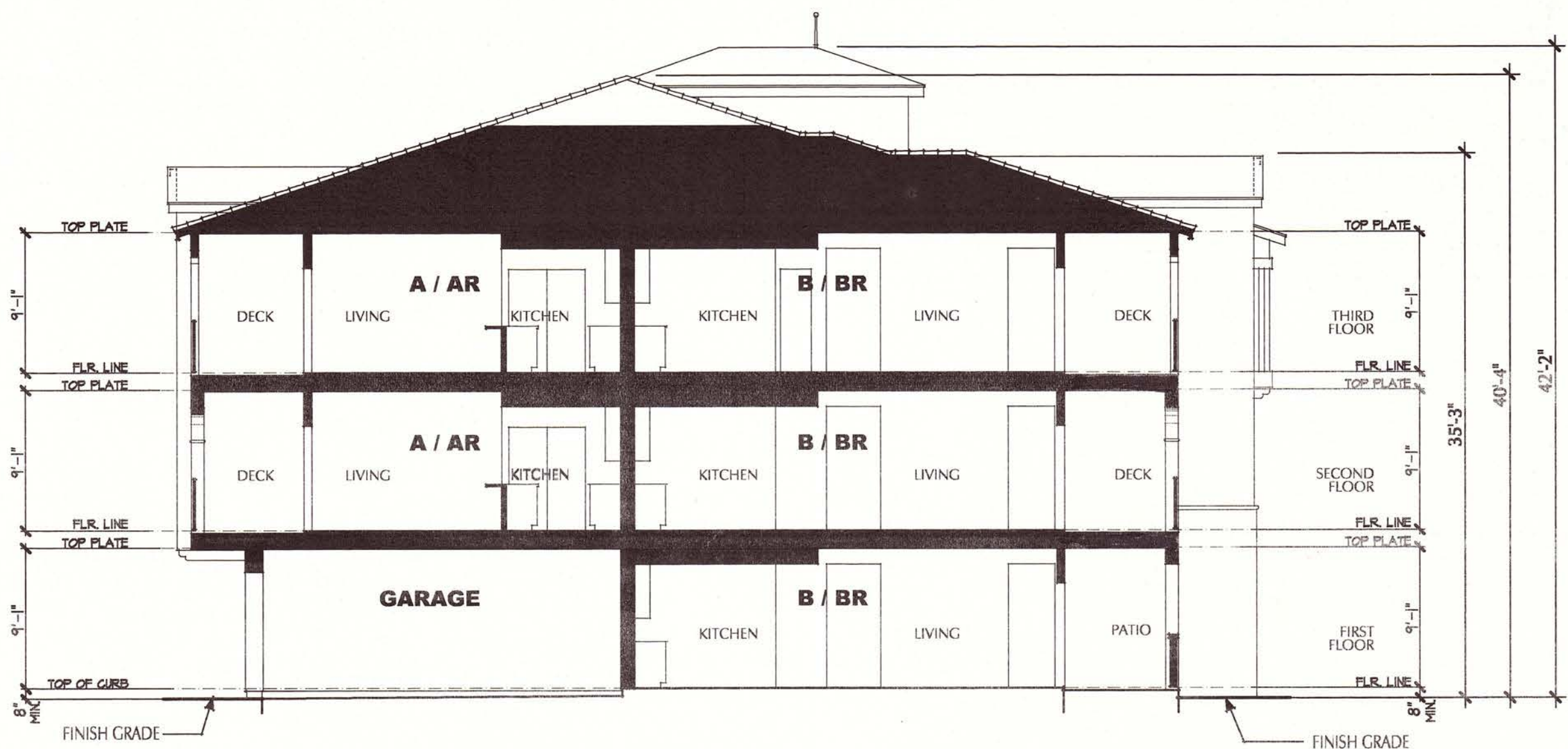
RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



BUILDING SECTION

SCALE: 1/8" = 1'-0"

BUILDING COLORS & FINISHES

- ROOFING : EAGLE CO. "S" MISSION STYLE "EL MORADO BLEND"
SHC 8709 CONCRETE TILE ROOFING.
- APARTMENT BUILDING :
EXTERIOR FINISH : MERLEX CO. SAND FINISH.
- STUCCO COLORS : MAIN BODY COLOR : MERLEX CO. P-225 INDIAN CLAY.
ACCENT STUCCO : MERLEX CO. P-155 MESA BROWN.
- PAINTED FINISHES : SOFFIT BEAMS, IRON POOL ENCLOSURE, SECURITY GATE,
BBQ & REFUSE TRELLIS BEAMS, REFUSE & GARAGE DOORS,
DECK GUARDRAILS, STAIRWAY STRINGERS, WOOD POSTS
& STUCCO OVER FOAM TRIMS.
PAINT WITH PITTSBURGH PAINT OBELISK 415-7 LRV 11.
- ENTRY DOORS : PITTSBURGH PAINT AMERICAN ANTHEM 451-4 LRV 29.
- REFUSE ENCLOSURES
& GARAGE BUILDINGS : MERLEX CO. P-255 INDIAN CLAY.
- WINDOWS &
SLIDING DOORS : MILGUARD DUAL GLAZED WHITE VINYL UNITS.
- STAIR TREADS : PRECAST NATURAL CONCRETE COLOR (GRAY).

CLUBHOUSE/POOL BUILDING – COLORED ELEVATION



BUILDING COLORS & FINISHES

ROOFING : EAGLE CO. "S" MISSION STYLE "EL MORADO BLEND"
SHC 8709 CONCRETE TILE ROOFING.

APARTMENT BUILDING :

EXTERIOR FINISH : MERLEX CO. SAND FINISH.

STUCCO COLORS : MAIN BODY COLOR : MERLEX CO. P-255 INDIAN CLAY.
ACCENT STUCCO : MERLEX CO. P-155 MESA BROWN.

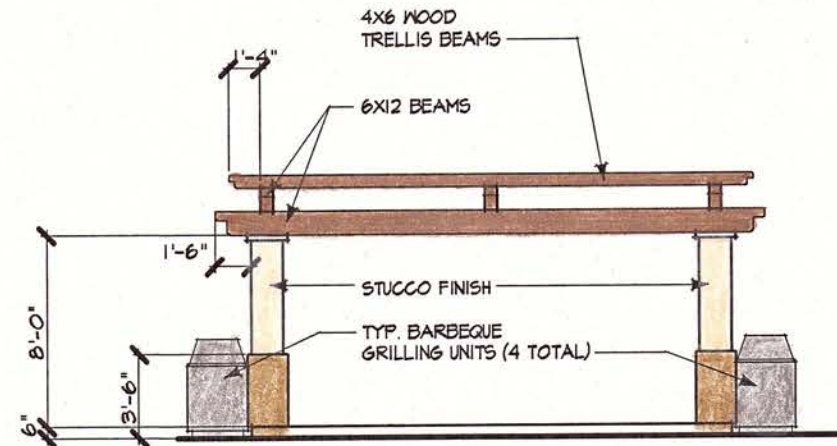
PAINTED FINISHES : SOFFIT BEAMS, IRON POOL ENCLOSURE, SECURITY GATE,
BBQ & REFUSE TRELLIS BEAMS, REFUSE & GARAGE DOORS,
DECK GUARDRAILS, STAIRWAY STRINGERS, WOOD POSTS
& STUCCO OVER FOAM TRIMS.
PAINT WITH PITTSBURGH PAINT OBELISK 415-7 LRV 11.

ENTRY DOORS : PITTSBURGH PAINT AMERICAN ANTHEM 451-4 LRV 29.

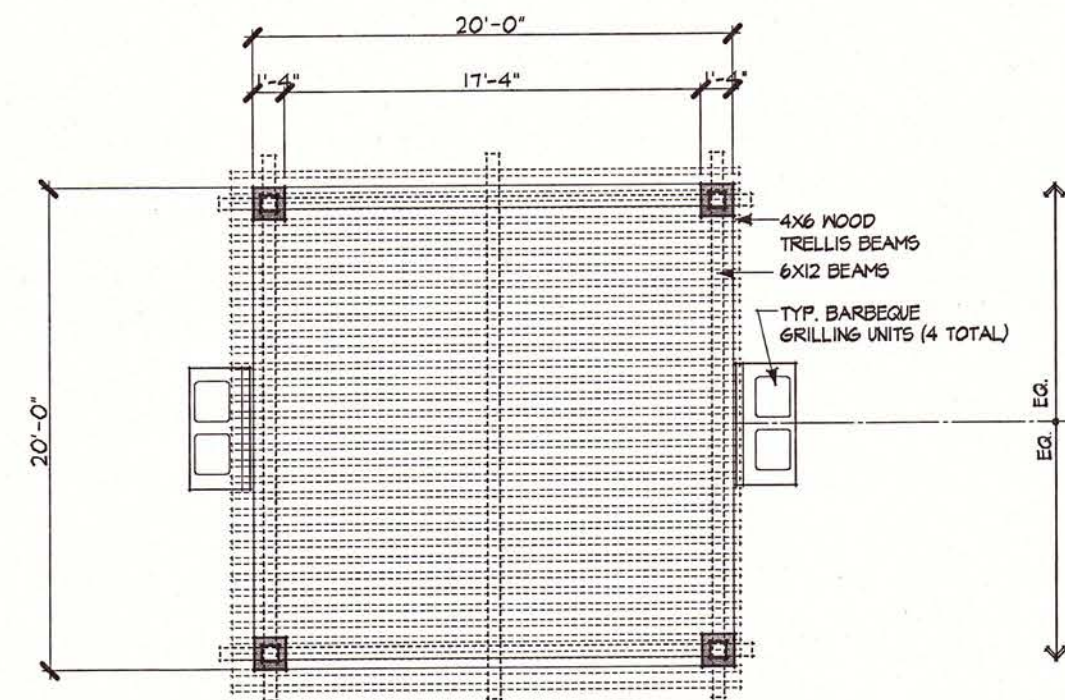
REFUSE ENCLOSURES
& GARAGE BUILDINGS : MERLEX CO. P-255 INDIAN CLAY.

WINDOWS &
SLIDING DOORS : MILGUARD DUAL GLAZED WHITE VINYL UNITS.

STAIR TREADS : PRECAST NATURAL CONCRETE COLOR (GRAY).

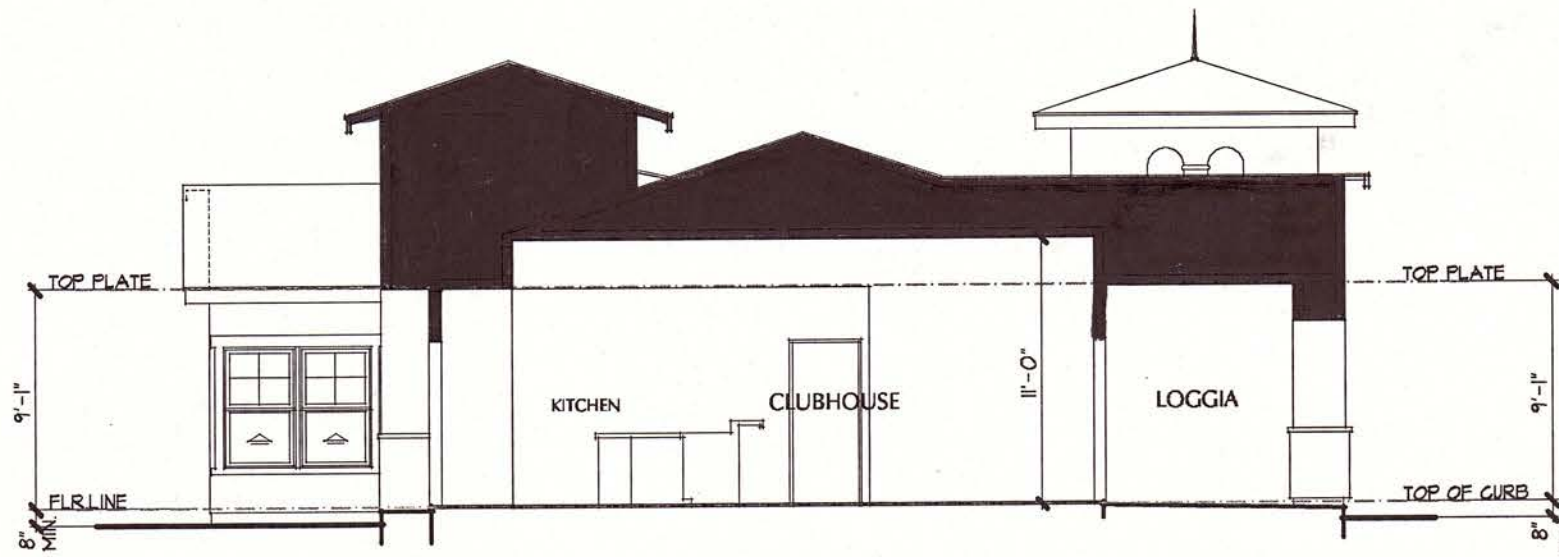


FRONT ELEVATION



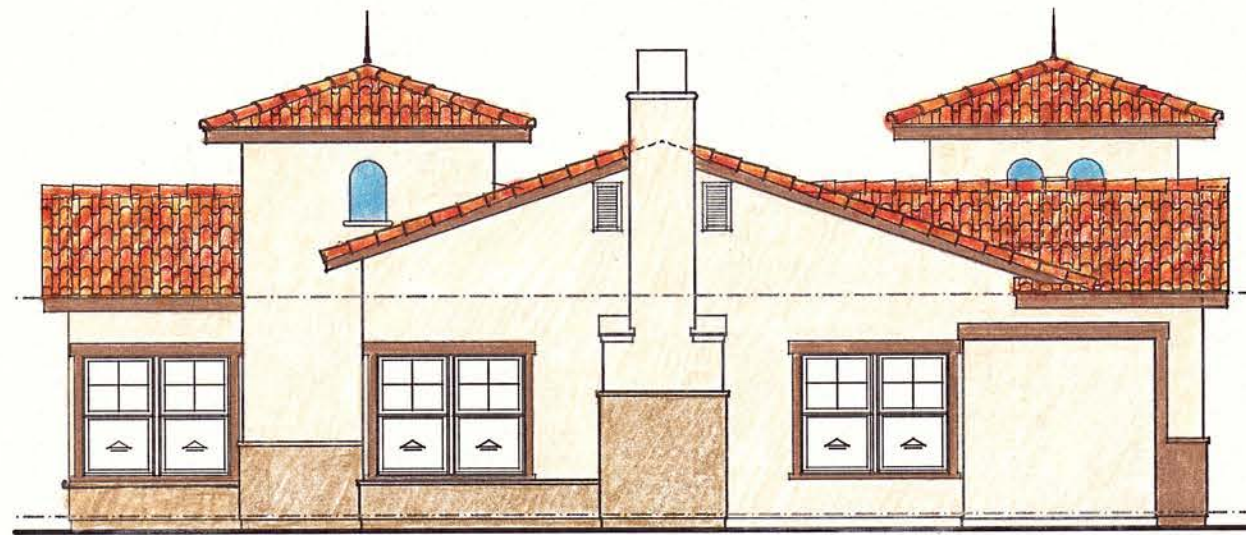
PLAN VIEW
SCALE: 1/8" = 1'-0"

BBQ TRELLIS



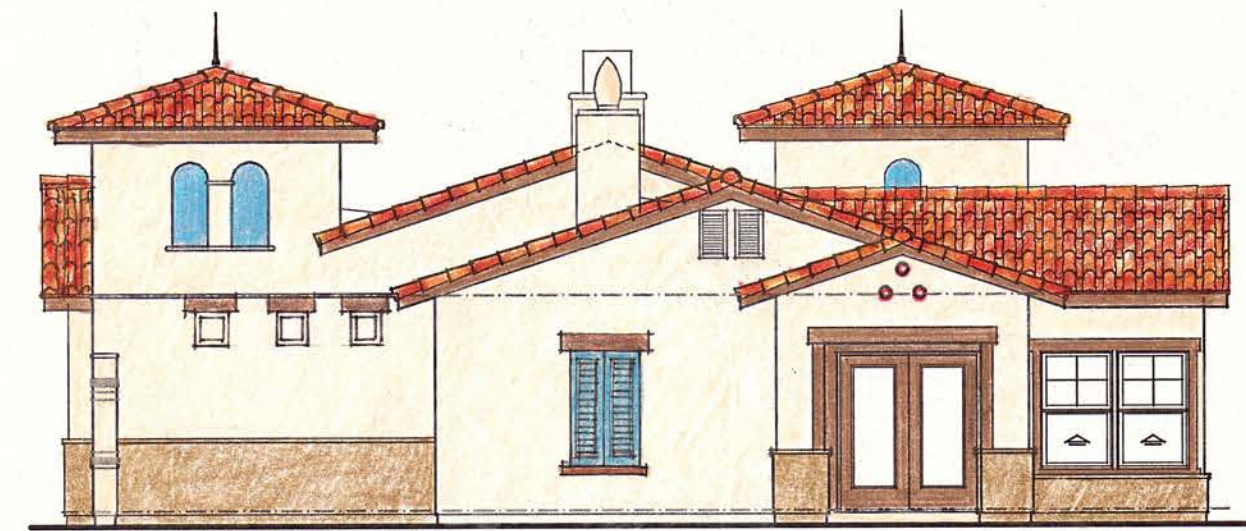
BUILDING SECTION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



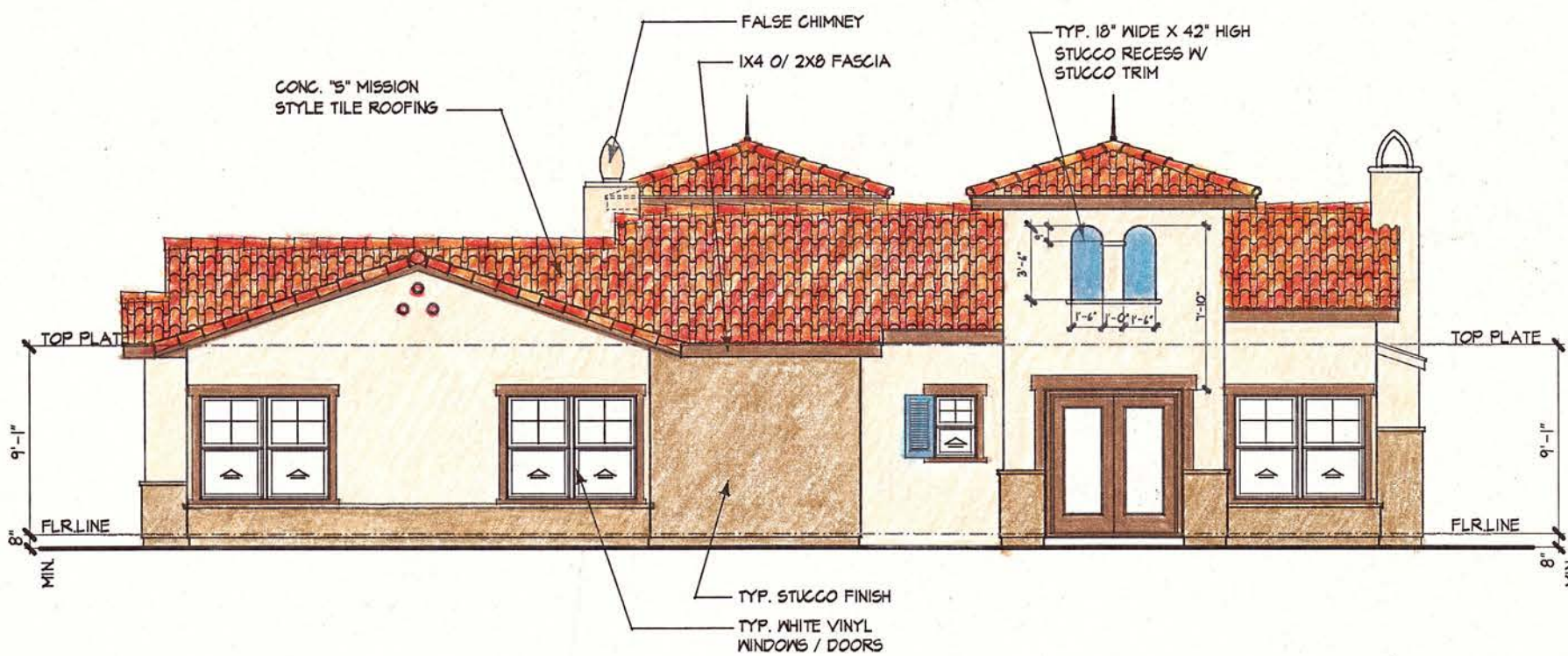
LEFT ELEVATION

SCALE: 1/8" = 1'-0"



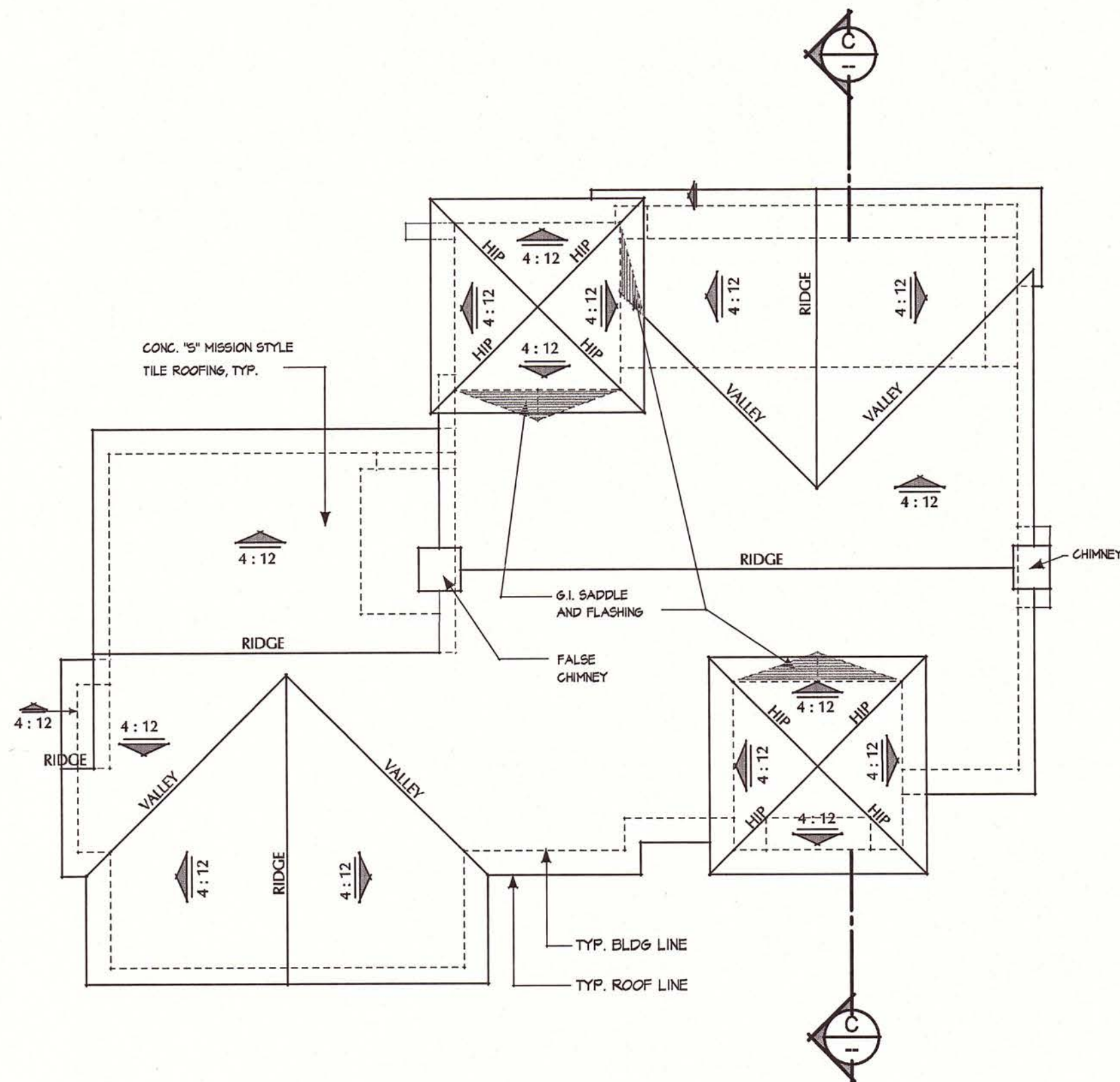
REAR ELEVATION

SCALE: 1/8" = 1'-0"



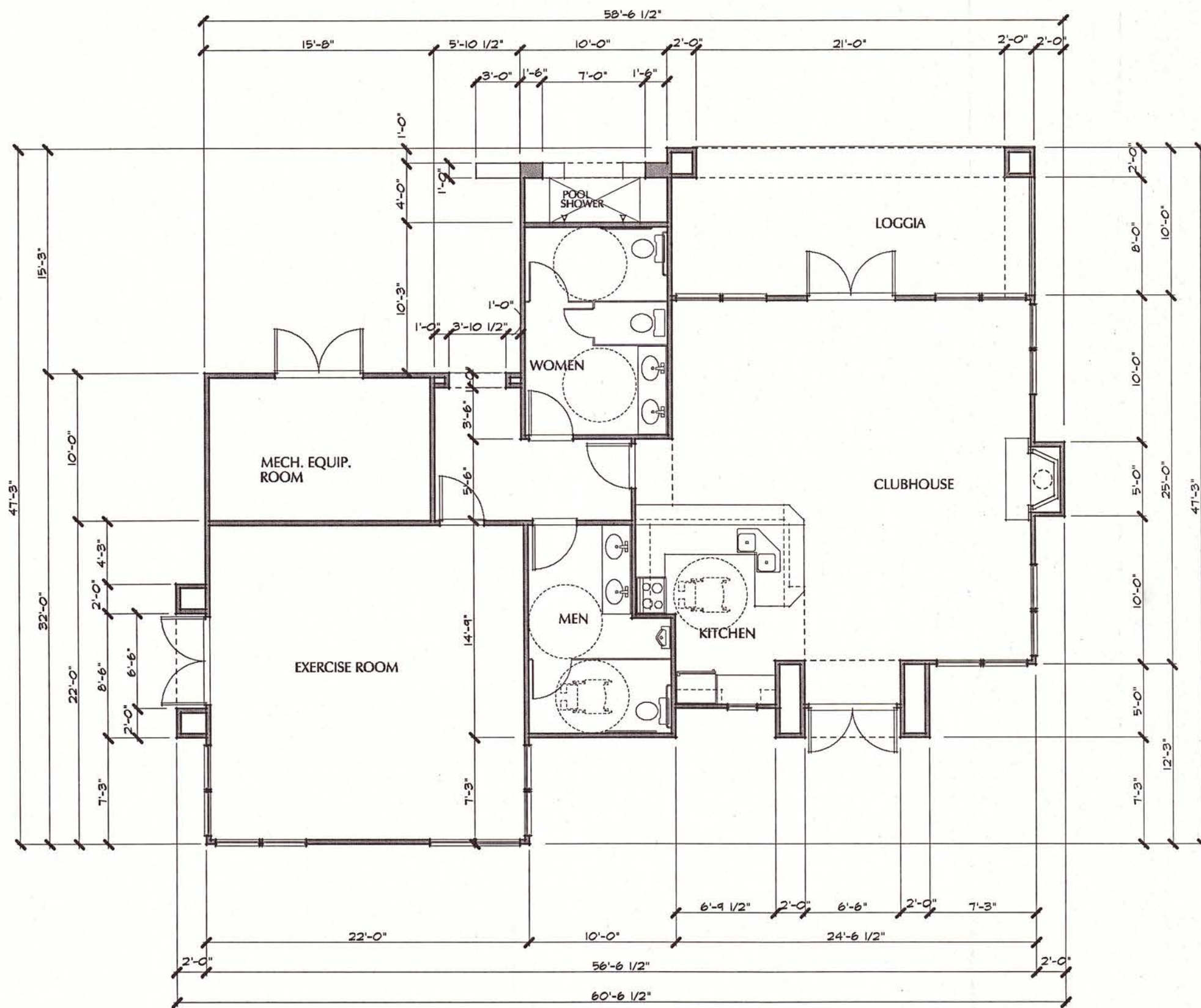
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



ROOF PLAN

SCALE: 1/8" = 1'-0"



FLOOR PLAN

SCALE: 1/8" = 1'-0"

CLUBHOUSE : 1,659 SQ. FT.
LOGGIA : 247 SQ. FT.

Attachment H
Colored Garage-Carport Elevations

CARPORTS

OCCUPANCY GROUP / BLD'G CLASSIFICATION

OCCUPANCY GROUP : R-2 DWELLINGS
U DETACHED GARAGES

CONSTRUCTION TYPE : VA

BUILDING COLORS & FINISHES

ROOFING : EAGLE CO. "S" MISSION STYLE "EL MORADO BLEND"
SHC 8709 CONCRETE TILE ROOFING.

APARTMENT BUILDING :

EXTERIOR FINISH : MERLEX CO. SAND FINISH.

STUCCO COLORS : MAIN BODY COLOR : MERLEX CO. P-255 INDIAN CLAY.
ACCENT STUCCO : MERLEX CO. P-155 MESA BROWN.

PAINTED FINISHES : SOFFIT BEAMS, IRON POOL ENCLOSURE, SECURITY GATE,
BBQ & REFUSE TRELLIS BEAMS, REFUSE & GARAGE DOORS,
DECK GUARDRAILS, STAIRWAY STRINGERS, WOOD POSTS
& STUCCO OVER FOAM TRIMS.
PAINT WITH PITTSBURGH PAINT OBELISK 415-7 LRV 11.

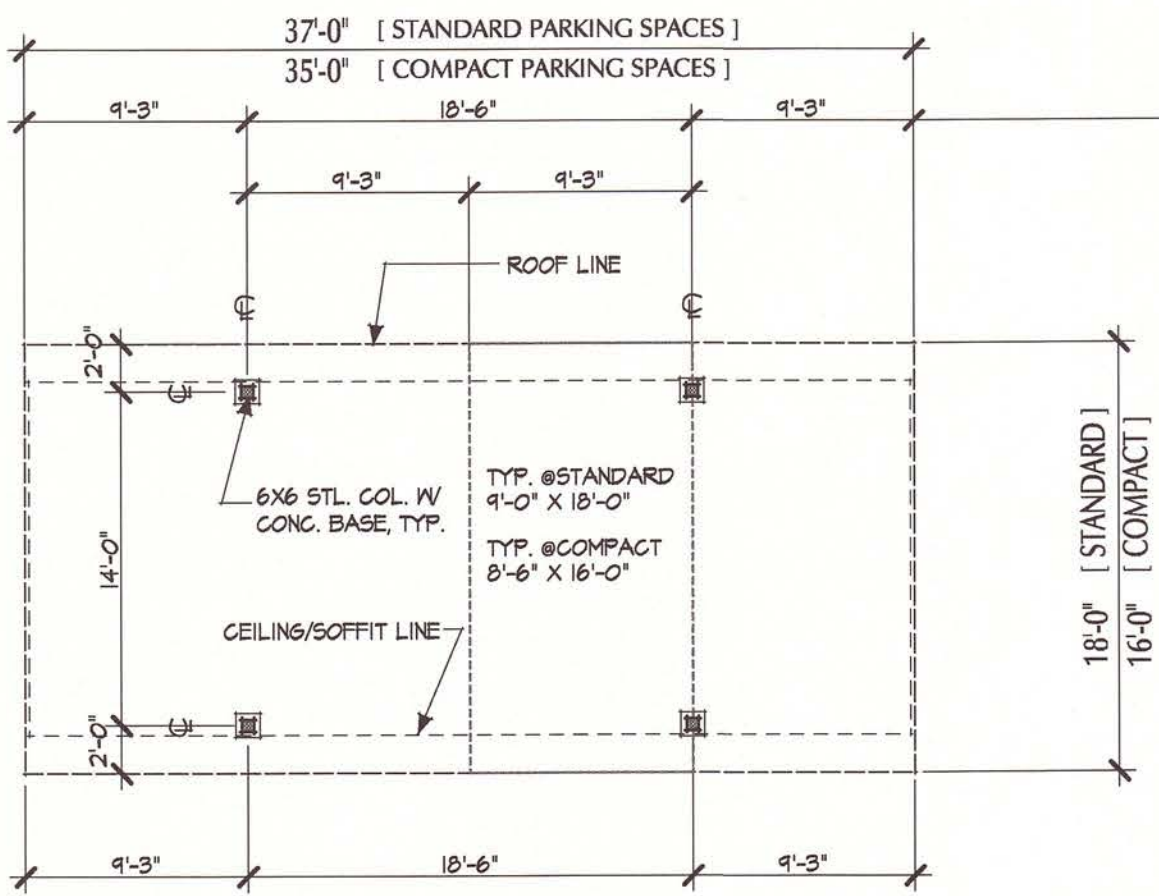
REFUSE ENCLOSURES
& GARAGE BUILDINGS : MERLEX CO. P-255 INDIAN CLAY.

SHADING NOTE :

DEEPENING ON WINDOWS ORIENTATIONS AND
LANDSCAPE DESIGN, SHADE TREE LOCATIONS
BUILDER WILL PROVIDE CANVAS AWNINGS TO
PROVIDE SHADE TO SOUTH & WEST FACING WINDOWS.

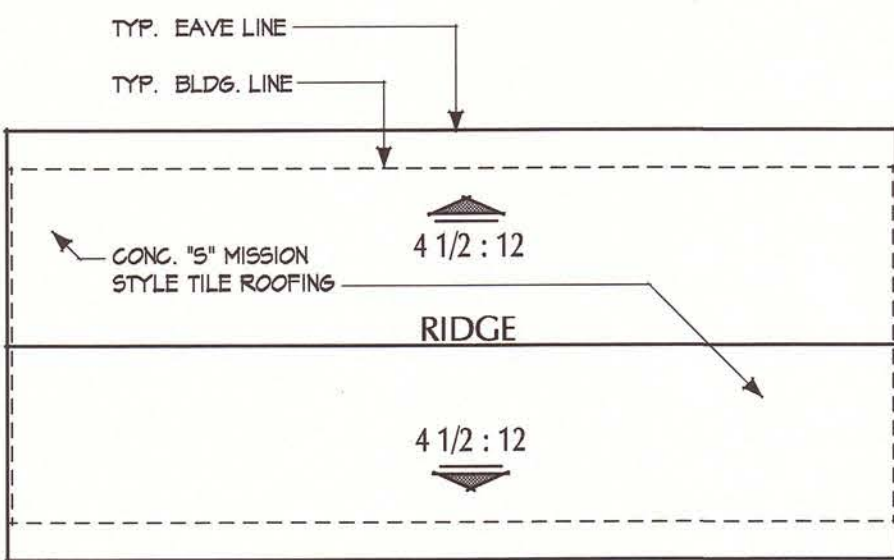
PLAN NOTES :

1. EACH RESIDENT GARAGE WILL BE OUTFITTED WITH A 220V OUTLET FOR ELECTRIC VEHICLE CHARGING.
2. FOR GUEST FAST CHARGING EV STATIONS, REFER TO CIVIL ENGINEER'S SITE PLAN.



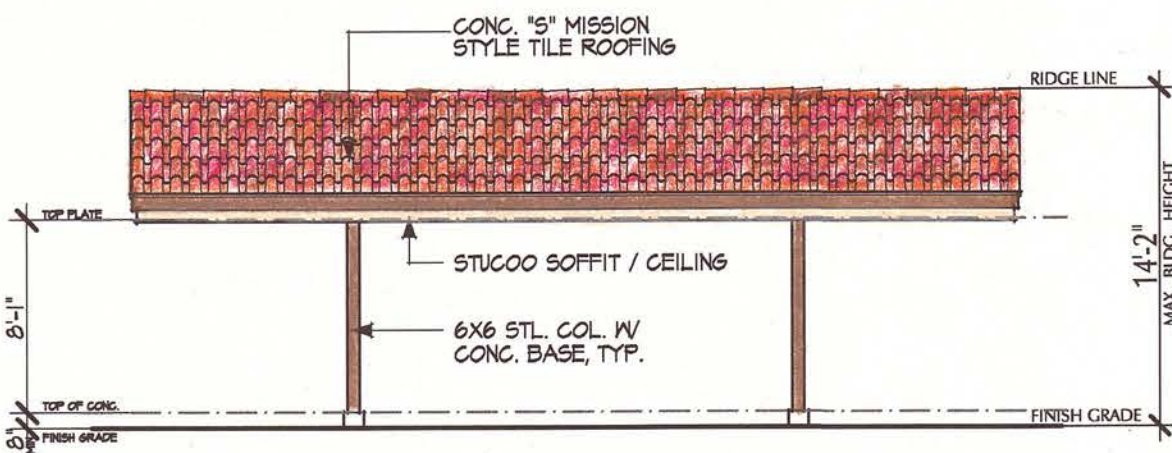
CARPORT - 4 CAR SPACES

STANDARD : 666 SQ. FT. SCALE: 1/8" = 1'-0"
COMPACT : 560 SQ. FT.



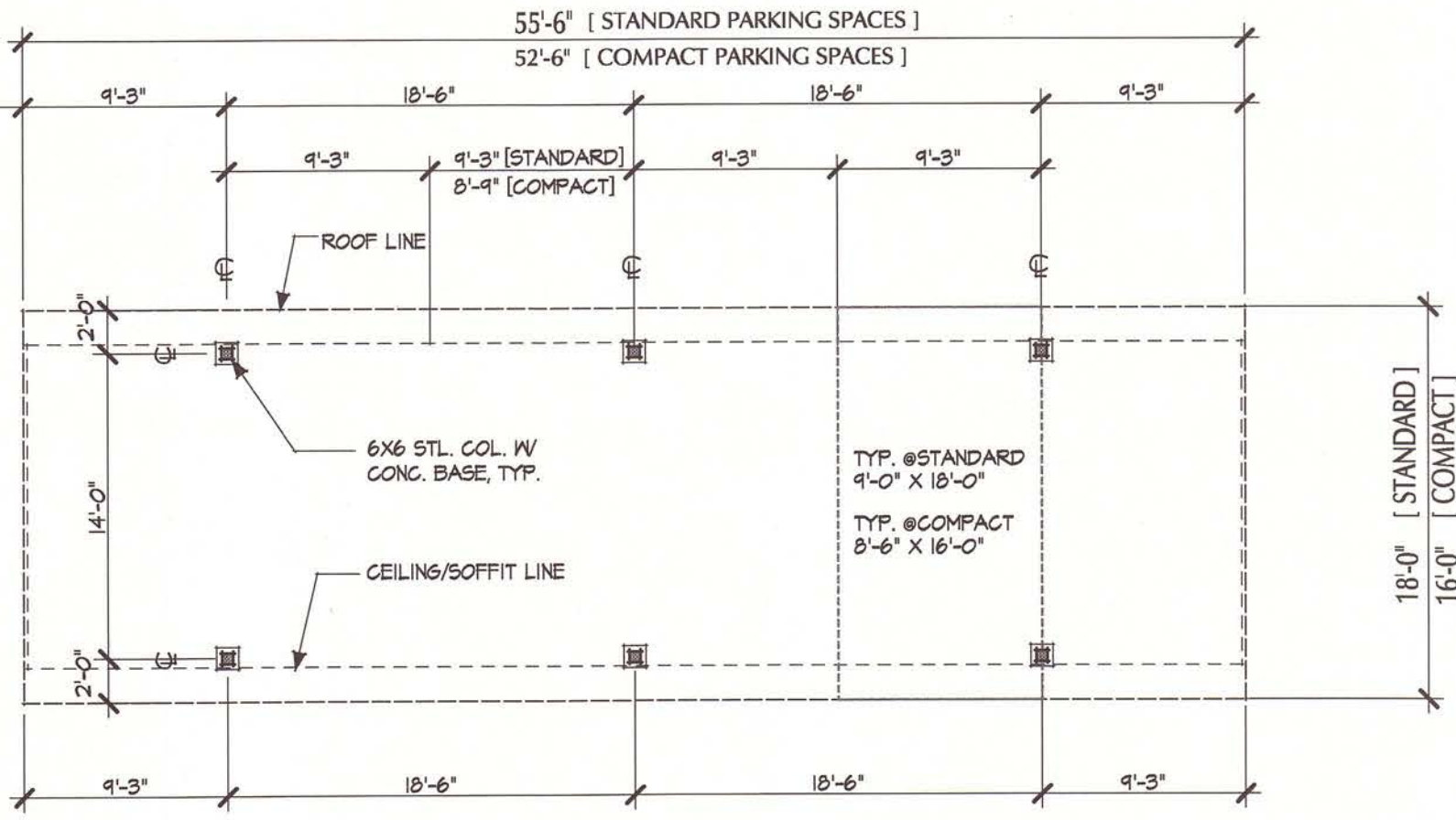
ROOF PLAN

SCALE: 1/8" = 1'-0"



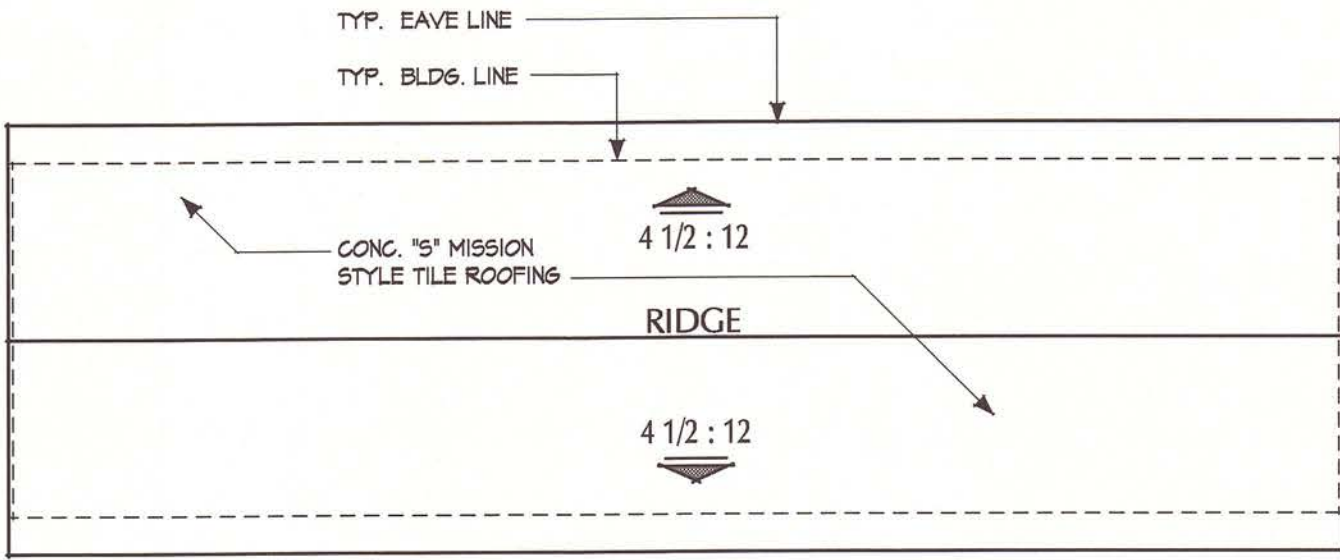
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



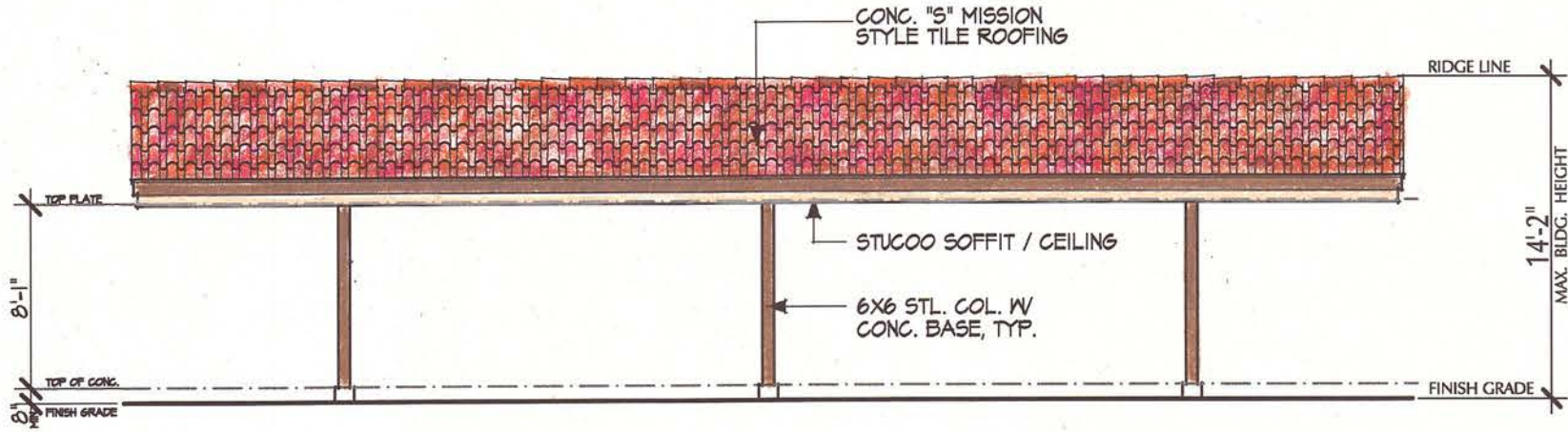
CARPORT - 6 CAR SPACES

STANDARD : 999 SQ. FT. SCALE: 1/8" = 1'-0"
STANDARD : 840 SQ. FT.



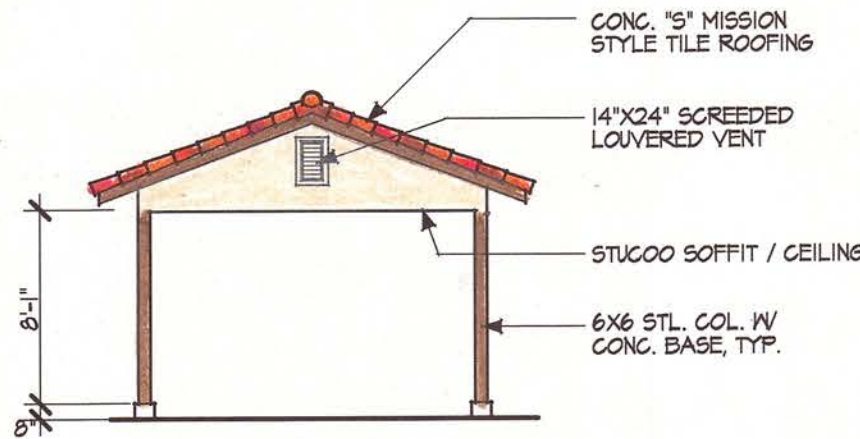
ROOF PLAN

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



SIDE ELEVATION

SCALE: 1/8" = 1'-0"

ADKVAS
DESIGNERS & PLANNERS

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VILLA SIENA APARTMENT HOMES
170 Unit Apartment Project
PRIELIPP ROAD, WILDOMAR, CALIFORNIA
GOLDEN EAGLE MULTI-FAMILY PROPERTIES, LLC
6201 OAK CANYON SUITE 250 IRVINE, CA 92618

JOB NUMBER

2014-VS

DATE

7/29/2015

SHEET TITLE

CARPORTS
[4] SPACE CARPORT
[6] SPACE CARPORT

REVISIONS

SHEET NO

C5

plot date: 11/20/2014